



**SOLD**

## SOLD -2-BED UNIT THAT EDGES SOME TEMPTING TERRITORY! SUPERB LOCATION!

SOLD SOLD MORE Property wanted SUPERB LOCATION!  
Current Tenanted at \$295 per week and lease expired 09/08/2022

Nestled in amongst other quality homes in leafy Leabrook this unit set in a small group (one of six units) is a great starter for those looking to step into the market place at an affordable entry level or an astute investor who wants the location without the hassle of maintaining a larger home.

Situated upstairs on the first floor there is a light and airy ambience and lovely views from the picture windows throughout the home.

Features Include:-

- Open plan dining and lounge area
- Modern kitchen with gas oven
- Two Bedrooms – main with built-in-robe
- Neat bathroom with space for a washing machine
- Portable air-conditioner
- Gas Hot Water System
- Private undercover carport

Some refurbishing has been done but it will happily respond to a bit more at your leisure.

Superbly located in the heart of the eastern suburbs zoned for Marryatville and Linden Park Primary Schools, walking distance to Tusmore Park and Marryatville Shopping Centre, so close to all amenities including other major shopping centres (Burnside Village), excellent schools and public transport with easy access to the city.

Council Rates: Approx \$900 p.a.  
Strata Fees: Approx \$350.00 p.q.

Don't miss out on your chance to secure this fantastic home, call Jun Chi (Jack) on 0433245523

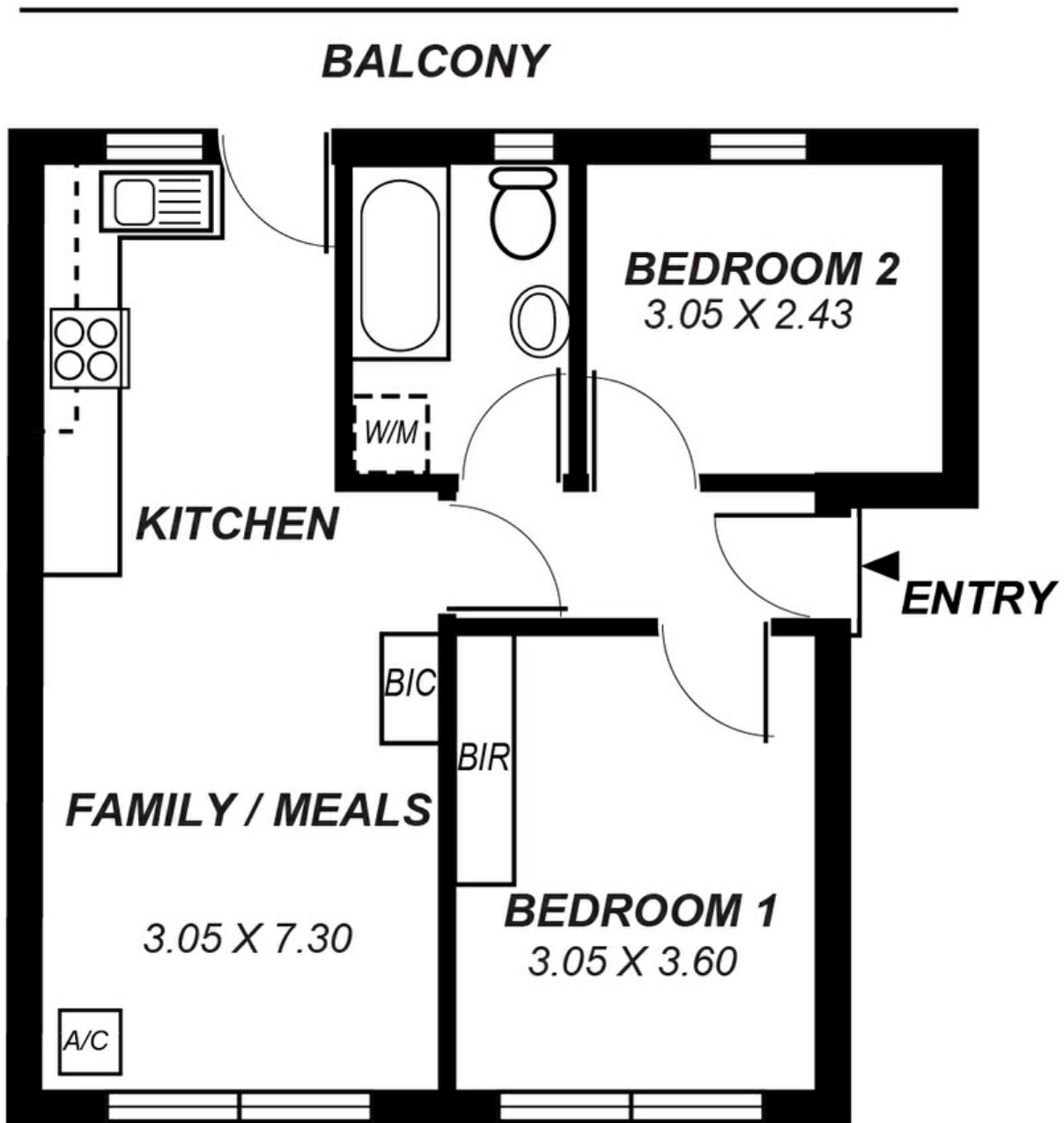
2 BED | 1 BATH | 1 CAR

PRICE:  
\$298,000

OPEN FOR INSPECTION:  
N/A



**Jun Chi**  
**0433245523**  
jackjunchi@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)  
RLA: 269823



*This drawing is for illustration purposes only .  
All measurements are approximate and details intended  
to be relied upon should be independently verified.*

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.