

# 6A Duncan Street, Sturt, SA 5047

## House For Sale

Tuesday, 7 May 2024

6A Duncan Street, Sturt, SA 5047

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 390 m2**

**Type: House**



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## **Best Offers Price Guide \$750,000.**

This instantly attractive 3 bedroom courtyard home with a generous rear yard is sure to impress. Located in this ever-growing area of popularity, near Westfield Marion Shopping Centre, café and restaurant precinct, Flinders Medical and University sectors, SA Aquatic Centre, transport via train and bus, and plenty of open green space and recreational activities are also close at hand. Currently comprising 3 generous bedrooms, master with ensuite and walk in robe, bir's to other 2 bedrooms, with a second bathroom to service these. There is a separate toilet and laundry. The open plan living and dining area along with the well-equipped kitchen will surely be the central hub of this lovely home. The kitchen features a stone island bench offering good bench space, pantry, dishwasher, and stainless-steel appliances including gas cooktop and rangehood. Open the rear sliding doors to the substantial undercover entertaining area complete with pull down blinds for added protection from the elements. An expansive rear lawned area is perfect for the kids or grandkids to work off some energy or perfect for your animals to exercise. Lock up garaging safely houses your vehicle along with direct home access for added security, and good additional off-street parking for at least another 2 vehicles. Great opportunity for first home buyers, investors or retire in style. Property Details: Council: City of Charles Sturt For further information please contact Peter Hurcombe. Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings. Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 279730