

4/9 New St, South Plympton, SA, 5038



House For Sale

Wednesday, 13 November 2024

4/9 New St, South Plympton, SA, 5038

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Bronwyn Drabsch

Conveniently located between the city and the sea

Centrally located between the city and the beach (approximately 5km from both) you are close to great local shopping facilities, pubs, cafes and schools. Public transport options include both tram and bus, both being approx 250m from your door. Talk about convenience!

Situated at the rear of a group of only four, this well-located townhouse is perfect for those looking for an affordable first home, a great Adelaide base or perhaps an addition to the investment portfolio.

Downstairs the property features an open plan living area with polished timber floors, updated kitchen with dishwasher, updated bathroom plus washing machine provision. Upstairs you will find the two bedrooms (main with walk in robe, second bedroom with built in robe).

Additional features include:

- Split system air-conditioner to living area
- Private rear undercover entertaining area
- Undercover parking for one car

Currently let for \$380 per week until the 20th March 2025.

(**) The strata group is currently raising funds to carry out future maintenance on the building, which will include new windows, doors and associated painting (ask for a copy of the strata information for further details)

RATES AND FEES:

Council rates: \$1,231.00 per annum

SA Water - water rates: \$78.60 per quarter

SA Water - sewer rates: \$86.95 per quarter

Emergency Services Levy: \$106.45 per annum

Strata fees: \$481.25 per quarter (balance \$5,627.10 as at 25/10/2024)

Sinking levy: \$218.75 per quarter (balance \$59,035.30 as at 25/10/2024)

Special levy: \$1,000 per quarter (**)

OTHER INFORMATION:

Council: City of Marion

Strata Manager: Strata Data

Year Built: 1968

THE FINE PRINT:

Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.

RLA309601