

**10/551 Marion Road, South Plympton, SA, 5038**



**Unit For Sale**

Wednesday, 18 December 2024

10/551 Marion Road, South Plympton, SA, 5038

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Bronwyn Drabsch

## Could this be your new home?

Privately tucked away at the rear of the group with only one attached neighbour, this spacious three bedroom unit is ideal for those looking for an affordable first home, a solid addition to the investment portfolio or city-home for university-student children.

The unit features spacious open living and dining areas (with split system air conditioner and gas heater), updated kitchen with gas cooking, time-saving dishwasher, ample cupboards and bench space plus a breakfast bar that opens into the living area. The living area also opens to the undercover entertaining area, ideal for enjoying a weekend barbecue with family and friends. There are also three spacious bedrooms (two with built in robes and ceiling fans), an updated bathroom, separate WC and separate laundry that leads to the back yard.

Additional features include a carport for one car plus additional visitor parking spaces, huge private rear yard with room for those wanting to establish a garden, plus there is a handy tool shed for extra storage and access to the communal swimming pool (perfect for these warm summer days).

The local Forbes Shopping Centre is only a short stroll away plus you have transport out the front and are within easy access to Castle Plaza, Westfield Marion, Flinders Universities and Medical Centres, good public and private schools and great local shopping facilities, not to mention being centrally positioned between the city and the beach. What more could you need?

For more information, or to arrange an inspection, contact Bronwyn today.

### RATES AND FEES:

Council rates: \$1,236.76 per annum

SA Water - water rates: \$78.60 per quarter

SA Water - sewer rates: \$86.95 per quarter

Emergency Services Levy: \$118.05 per annum

Strata fees: \$611 per quarter (balance in account as at 13/12/24: \$9,571.92)

Sinking levy: \$72 per quarter (balance in account as at 13/12/24: \$12,652.41)

### OTHER INFORMATION:

Council: City of Marion

Strata Manager: Whittles

Year Built: 1978

### 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.

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