

**4/2 Spencer Street, Campbelltown, SA, 5074**



**Unit For Sale**

Wednesday, 13 November 2024

4/2 Spencer Street, Campbelltown, SA, 5074

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Neat as a Pin in a Convenient Location

This solid brick unit, built circa 1975, has been lovingly held within the same family for over 30 years-a testament to its quality construction, prime location, and timeless appeal. Situated at the rear of a well-maintained group, the unit overlooks a beautifully manicured lawn, offering a peaceful and private setting.

Ideally positioned, this home offers outstanding convenience, with shopping precincts just around the corner and public transport within easy walking distance, making commutes to the CBD a breeze. Whether you're a first home buyer or an astute investor, this unit provides an excellent entry point into the market.

Inside, you'll find an open-plan living, dining, and kitchen area, all kept comfortable year-round with air conditioning. The spacious bedroom offers plenty of room, while the large bathroom includes provisions for a washing machine. A carport is provided for secure off-street parking, and the unit is currently tenanted on a periodic lease, making it an attractive investment opportunity.

### Key Features:

- Solid brick construction (circa 1975)
- Positioned at the rear of a well-maintained group
- Overlooks a manicured grassed area
- Open-plan living, dining, and kitchen area with air conditioning
- Spacious bedroom
- Large bathroom
- Carport
- Currently tenanted on a periodic lease
- Perfect for first home buyers or investors
- With its combination of location, condition, and affordability, this unit is a standout opportunity for those looking to enter the property market or add to their investment portfolio

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

### Property Details:

Council | CAMPBELLTOWN CITY COUNCIL

Zone | General Neighbourhood

House | 44sqm(Approx.)

Built | 1975

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa