

**5/56 Queen St, Alberton, SA, 5014**



**Unit For Sale**

Wednesday, 23 October 2024

5/56 Queen St, Alberton, SA, 5014

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nick Psarros

## **An Excellent Investment Opportunity Or An Ideal First Home**

A private, secure, and low-maintenance homette in the heart of Alberton, newly updated with modern appliances for a move-in-ready appeal. It featuring two bedrooms, one bathroom with a separate toilet, and spacious options for indoor and outdoor entertaining. The design offers seamless flow between indoor and outdoor living spaces.

Enjoy the nearby park for daily walks or take advantage of the nearby Train Station and public transport options to explore Historical Port Adelaide, Semaphore or many other surrounding places of interest. Port Adelaide Shopping complex, West Lakes Shopping Centre and glorious beaches are only minutes away, or a 20-minute commute to the Adelaide CBD makes living at Alberton an absolute pleasure.

### **THIS GORGEOUS HOME FEATURES....**

- Fresh floating floorboards & paint throughout
  - A bright, open-plan living room equipped with a split-system air conditioner & ceiling fan, seamlessly extending to a private courtyard
  - Dining room with ceiling fan & sky light
  - Updated kitchen with 4-burner gas cook-top, ample bench & cupboard space & a stainless steel sink
  - Updated bathroom with laminate bench-top, bath-tub & shower plus a separate toilet
  - Master bedroom with a built-in robe, split-system air-conditioner & ceiling fan
  - Separate laundry with outdoor access
  - Low maintenance & irrigated garden at the rear & front of property
  - Undercover barbecue/entertainment area with a side garden/sitting area
  - Garden shed
  - Upgraded insulated roof
  - 2x Whirlybirds
  - Alarm system
  - Security shutters on the windows
  - NBN connection
  - Secure, lock-up garage
  - On-site visitor parking
  - Largest block in the group
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- Whittles Strata Contribution - \$516 per quarter (includes house insurance, water usage, fortnightly mow and general tidy and annual gutter clean)
  - Council Rates PAE - \$275.55 per quarter

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