

**6/566-568 Henley Beach Road, Fulham, SA 5024**



**Unit For Sale**

Tuesday, 7 January 2025

6/566-568 Henley Beach Road, Fulham, SA 5024

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$450,000 - \$470,000**

Nestled in the sought-after suburb of Fulham, this well-maintained two-bedroom unit offers an exceptional opportunity for investors, first-time homebuyers, or those seeking to downsize. Positioned within a small complex of eight units, this charming property combines comfort with easy-care living. The unit boasts a spacious and inviting atmosphere, enhanced by a seamless open floor plan that connects the large living area with the kitchen. Built in 1967, it has stood the test of time and offers a solid foundation, ready for you to personalize and make your own. The accommodation features two generously sized bedrooms, each equipped with built-in robes and large windows that allow for plenty of natural light. The kitchen is both neat and practical, providing ample cupboard space, a gas cooktop, under bench oven, and a breakfast bar. The newly carpeted interiors and timber-look vinyl flooring in the kitchen are perfect for low-maintenance living. Additional amenities include a modern bathroom, detached laundry with storage solutions, and a private rear courtyard. With split system heating and cooling, along with plenty of surrounding greenery, this property ensures comfort and tranquillity year-round.

- Neat and tidy, well-maintained unit in a small group of 8- Two bedrooms and one modern bathroom- Generous built-in robes and large bedroom windows- Open floor plan with seamless connection between living area and kitchen- Well-equipped kitchen with gas cooktop, under bench oven, and breakfast bar- Newly carpeted with timber-look vinyl in the kitchen- Detached laundry with storage facilities- Split system air conditioning- New ceiling fans in both bedrooms- Private rear courtyard- Close to parklands, schools, shops, and transport- Convenient location near Henley Square, Lockleys Hotel, and more- Easy access to public transport, Adelaide Airport, Glenelg, and the CBD- Currently tenanted with long-term tenant at \$320 per week. With its prime location and inviting features, this property promises convenience and an enviable lifestyle. Whether you're looking to expand your investment portfolio or find a cosy new home, this unit offers exceptional value and a welcoming community atmosphere.

Specifications: Year Built / 1967 Council / West Torrens Rates / \$289.52 PQ (approx.) ESL / \$109.35 PA (approx.) SA Water / \$220 PQ (approx.) Current Rental Income / \$320 PW Strata / \$381.50 PQ (approx.) All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. RLA 329240.