



## Adelaide, 4/11 Winifred Street

### Fully Furnished City Fringe Unit

Best Offers By Wednesday 26th February @ 12pm

Located on the southern edge of the CBD, this well-presented furnished unit offers a fantastic opportunity-whether you're a first-time buyer, investor, or looking to downsize while maintaining a vibrant lifestyle.

Inside, the open-plan living and dining area is bright and inviting, complete with a split-system air conditioner for year-round comfort. The adjacent kitchen is well-appointed with ample bench and storage space, a gas cooktop, and a dishwasher for added convenience.

Both bedrooms are generously sized and feature built-in wardrobes, while the central bathroom includes a separate WC, bathtub, and integrated laundry facilities.

Step outside to your private courtyard, ideal for relaxed outdoor entertaining. An allocated

2 1 1

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/XD3HDM](http://ljhooker.com.au/XD3HDM)

**Contact**  
**Lisa Xu**  
0432 235 818  
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**(08) 8352 7111**

undercover car space is included, and the secure complex is fully fenced with an automatic gated entrance for peace of mind.

Enjoy the unbeatable lifestyle this location offers-within walking distance of trendy cafes, renowned restaurants, and convenient public transport, including the free city tram service. With universities, the Royal Adelaide Hospital, and sought-after school zoning for Adelaide High and Adelaide Botanic High School all nearby, this is city living at its best.

#### Key Features:

- Furnished city unit
- Light-filled open-plan living and dining area, with a split system AC
- Well-equipped kitchen with gas cooktop and dishwasher
- Two spacious bedrooms, both with built-in wardrobes
- Bathroom features separate WC, bathtub and integrated laundry facilities
- Private courtyard, perfect for entertaining
- Allocated undercover car space
- Secure, fully fenced complex with automatic gate

#### Specifications

Title: Strata Titled

Year built: c1990

Council: City of Adelaide

Council rates: \$1,971.25pa (approx)

ESL: \$107.90pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

Strata rates: \$561pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

Property ID	XD3HDM
Property Type	Unit

**Lisa Xu 0432 235 818**

Sales Executive | [lisax@ljmw.com.au](mailto:lisax@ljmw.com.au)

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