

## Campbelltown, 5/18 Ann Street

### Updated Unit in Perfect Location

Set at the back of a small group, this unit is an ideal starting point for first home buyers, an opportunity to downsize or a fantastic investment.

This tidy unit boasts a spacious living room, a modern kitchen with ample cupboard and bench space and a gas cooktop, plus a separate dining room adjacent. The two bedrooms are of good size, both fitted with built-in wardrobes. A central bathroom includes a bathtub and a separate WC, and the laundry is equipped with a linen cupboard and has exterior access.

The private courtyard and lawn area is simple and easy to care for, ideal for a busy lifestyle. Off-street parking is available with an undercover carport.

You'll love the location this unit offers. Walking distance to shopping amenities including Romeo's IGA and local cafes and restaurants. Public transport is a breeze with bus stops



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/X8AHDM](http://ljhooker.com.au/X8AHDM)

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

on Lower North East Road. Easy access to North Eastern Community Hospital making this area perfect for health care professionals. Great schooling options nearby including East Marden Primary and Charles Campbell College.

### Key Features

- Sunlit lounge at the front of the home
- Modern kitchen boasting ample cupboard and bench space, plus a gas cooktop
- Separate dining room adjacent to the kitchen
- Two good sized bedrooms, both with wardrobes
- Central bathroom with bathtub and separate WC
- Laundry with storage and outside access
- Easy care courtyard and lawn area
- Carport for off-street parking
- Floating timber floorboards throughout

### Specifications

Title: Strata Title

Year built: c1982

Council: City of Campbelltown

Council rates: TBC

ESL: \$98.50pa (approx)

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

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## More About this Property

<b>Property ID</b>	X8AHDM
<b>Property Type</b>	Unit
<b>Including</b>	Close to Schools Close to Shops Close to Transport

**Lisa Xu 0432 235 818**

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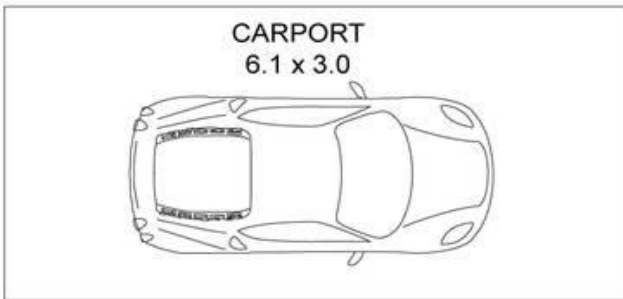
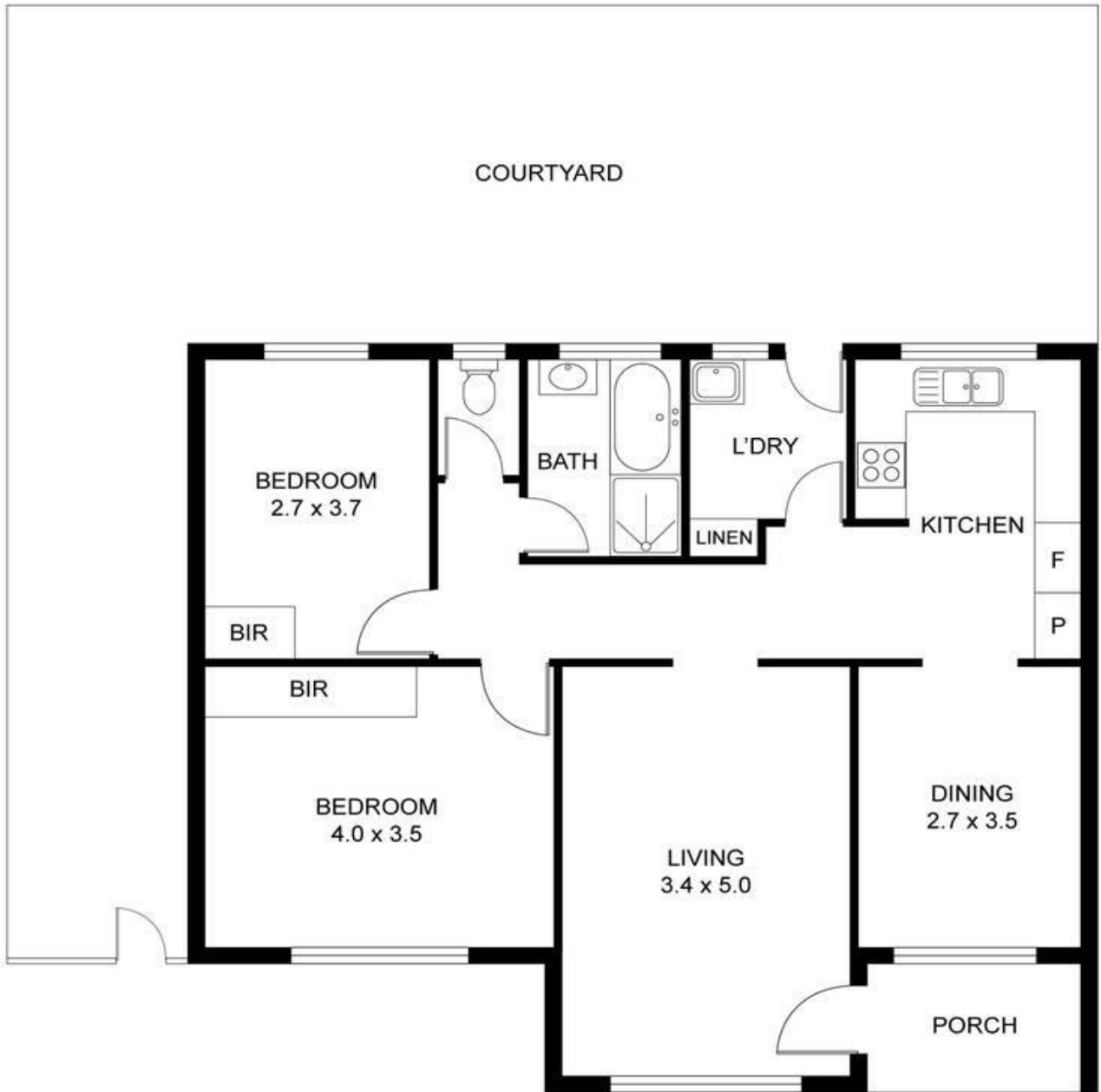
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