



Unit 4/21 Beatty Street, Linden Park

SOLD by Phil & Anna - LJ Hooker

Reach for the affordable

Ideally positioned for lifestyle and convenience, this neat and tidy unit at the end of a quiet no-through road is just a short stroll across from the ever-popular Burnside Village Shopping Centre and within easy reach of public transport, making day-to-day living effortless.

Offering two bedrooms, main with a built-in robe, the home provides comfortable accommodation suited to first home buyers, downsizers or investors alike. The light-filled lounge is enhanced by a charming bay window that invites an abundance of natural light, creating a warm and welcoming living space and year-round comfort is assured with split system air conditioning. The separate eat-in kitchen offers ample room for casual dining and everyday functionality.

The bathroom is complemented by a separate toilet for added convenience. Outside, there is a private, low-maintenance courtyard and completing the package is a secure lock-up garage, offering secure parking or additional storage options.

A superb opportunity in a highly sought-after location, this unit

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Mount Barker

(08) 8398 6300

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.

 **LJ Hooker**

combines comfort, convenience and low-maintenance living.

Specifications:

CT: Volume 5025 Folio 154

Council: City of Burnside

Zoning: Suburban Neighbourhood (SN)

Council Rates: \$1,159.95 p.a.

SA Water: \$176.30 p.q.

ESL: \$121.40 p.a.

Year built: 1965

Strata Title in a group of 4

Strata Rates: \$625 p.q. (including \$100 to sinking fund)

MORE DETAILS

Property ID	14JUFDQ
Property Type	Unit
Including	Air Conditioning Built-in-Robes

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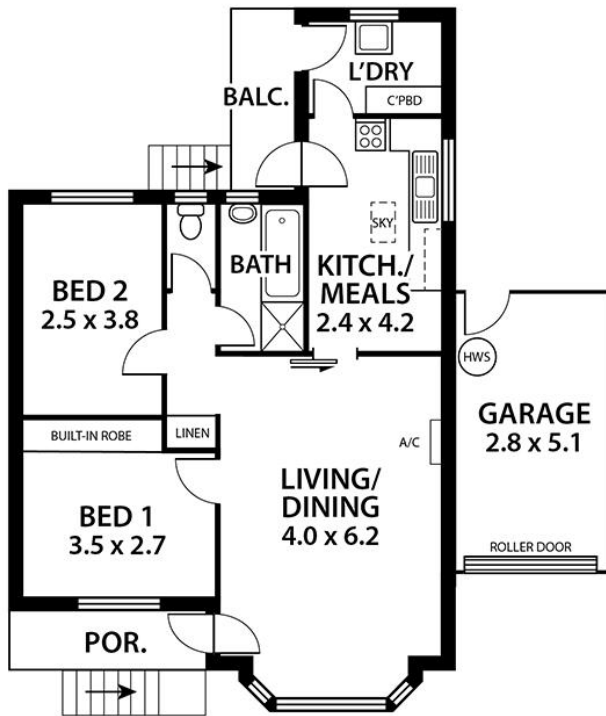
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RWT



AREA	
LIVING:	77.6 m ²
GARAGE:	14.3 m ²
PORCH:	3.5 m ²
BALCONY:	3.8 m ²
TOTAL:	99.2 m²

This floorplan is for illustration purposes only and all measurements are approximate. Any information that is intended to be relied upon should be independently verified. Neither the agent or the illustrators take any responsibility for any omission, wrongful inclusion or typographical error which may occur in this drawing as it is intended as an artist's impression only. While every endeavour has been made to verify the correct details in this floor plan, neither the agent, vendor, nor illustrators accept any responsibility for any error or omission.