



## Magill, 1/612 Magill Road

### Single Storey Unit in a Small Group of Three

Auction Location: on site

Less than 500m from the burgeoning Magill Road shopping and cafe precinct, this end unit in a small group is the perfect investment, first home or downsizer.

Featuring floating floor boards, modern kitchen and bucket loads of natural light filling every room. A common grassed yard area is immediately adjacent to unit 1 and fenced off from the public, further expanding on the private rear courtyard. Dedicated carport for the unit.

The strata is currently self managed together with the adjacent unit owner meaning extremely low strata fees! Currently leased until September 2025.

AUCTION: Friday 30th May at 12:30pm, on site.



**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.



#### For Sale

Sold by Nick Ploubidis, LJH Kensington Unley

#### View

[ljhooker.com.au/61A9FDJ](http://ljhooker.com.au/61A9FDJ)

#### Contact

**Nick Ploubidis**

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**John Karras**

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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

(\$500,000)

CT: Volume 5014 Folio 866

Council: Burnside

Council Rates: \$1,081.10 per annum (approx.)

Water Rates: \$165.55 per quarter (approx.)

Strata: Strata Insurance only

Year Built: 1975 (approx.)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//vQiQEO9m6l07>

(Please copy and paste the link into your browser)

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## More About this Property

<b>Property ID</b>	61A9FDJ
<b>Property Type</b>	Unit
<b>House Size</b>	118 m2
<b>Including</b>	Air Conditioning

**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

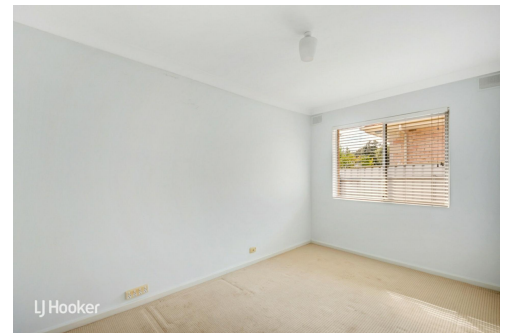
**John Karras 0412 484 894**

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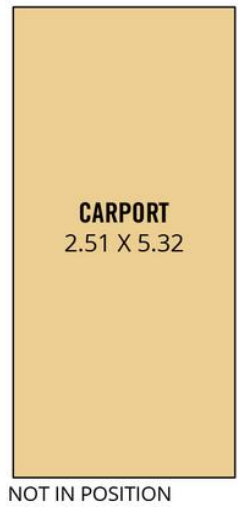
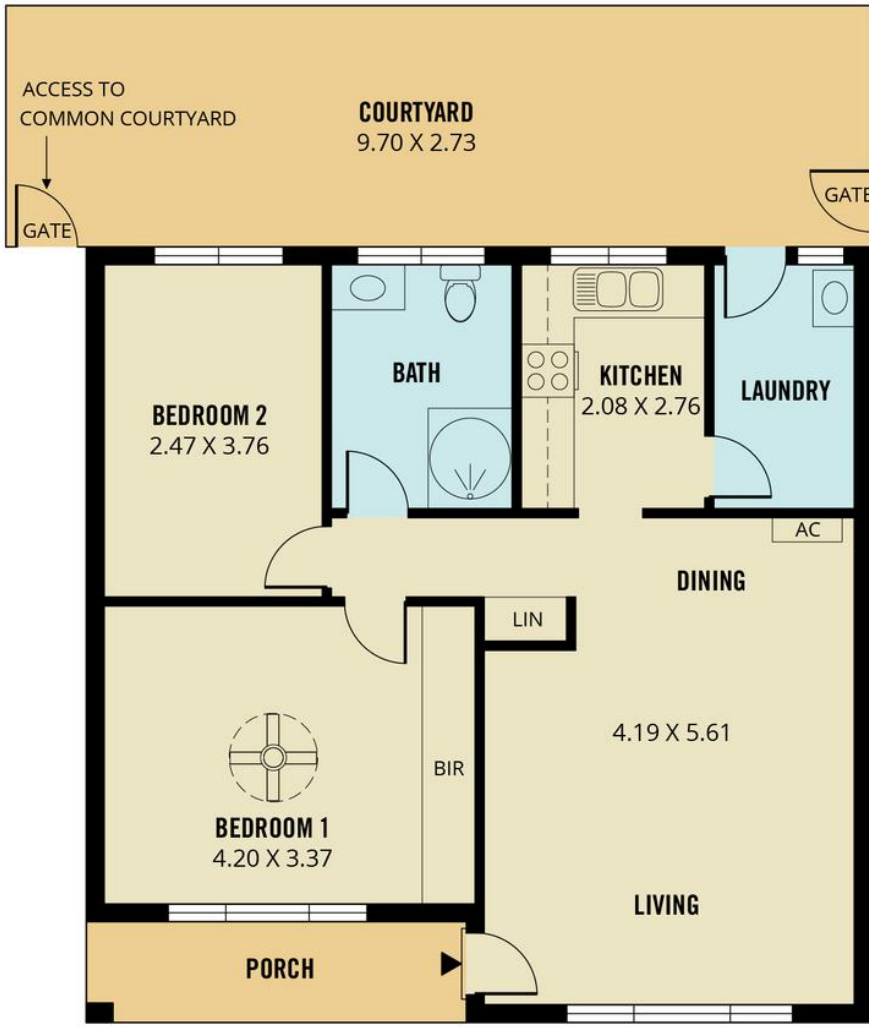
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**