



4/6 Cameron Road, Mount Barker

## **SOLD by Phil & Anna - LJ Hooker**




Convenience to the Max!

Centrally located just a stone's throw to everything Mount Barker has on offer with an opportunity to upgrade and add value.

No need for a car - Nestled within stylish stone fronted units, this secluded two-bedroom unit offers an open plan kitchen/dining and living area with split system air-conditioning for year round comfort. New lino flooring in the living areas and hallway with neutral colours give a light and spacious feel that is easy to maintain. The main bathroom is original, but in good condition. The separate laundry has direct access through to the double length garage and rear yard.

There is a private rear garden with lawn area, raised garden bed, rainwater tank and brand new electric hot water service. Private and secure, this property is located across from Mount Barker's largest shopping precinct. Suits first homeowners, retirees or investors.

Close walking distance to Coles, Woolworths, Kmart, bus stops, 2 pubs, restaurants, cafes, Gawler Street shops, Wallis Cinema, Homemaker Centre, Park & Ride, several schools - All within just a

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### **FOR SALE**

Please Call

### **AGENTS**

Phil Chapman

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Anna Locke

0402 474 501

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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.



few hundred metres. This offering is rare - Be quick with this one!

CT: Volume 5963 Folio 272  
Zoning: Regional Town Centre  
Council Rates: \$2,434.97 p.a.  
Strata Fees: \$610.00 p.q.  
SA Water Rates: \$82.30 p.q.  
ESL: \$98.50 p.a.

### MORE DETAILS

Property ID NDZFDQ  
Property Type Unit

**Phil Chapman 0418 846 052**

Principal | [pchapman@ljhmtbarker.com.au](mailto:pchapman@ljhmtbarker.com.au)

**Anna Locke 0402 474 501**

Sales Consultant | [alocke@ljhmtbarker.com.au](mailto:alocke@ljhmtbarker.com.au)

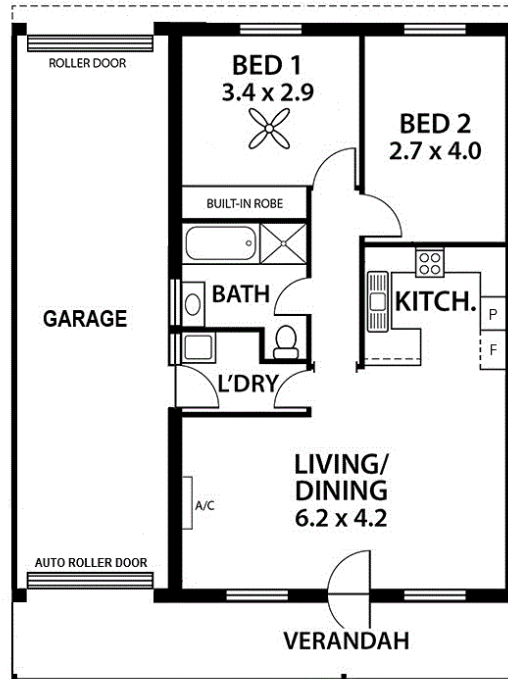
**LJ Hooker Mount Barker (08) 8398 6300**

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<b>AREA</b>	
<b>LIVING:</b>	74.9 m <sup>2</sup>
<b>GARAGE:</b>	32.5 m <sup>2</sup>
<b>VERANDAH:</b>	10.0 m <sup>2</sup>
<b>SHED:</b>	5.1 m <sup>2</sup>
<b>TOTAL:</b>	122.5 m <sup>2</sup>



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