






2/12 Morias Place, Pennington

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Beautifully presented Unit with Spacious Private Rear Yard

If you're a 1st home buyer, investor, a retiree, or just a busy couple, then this well-presented unit may be exactly what you're looking for.

Tucked away in a quiet group, it is private and secure and very comfortable and a short walk to the Pennington Gardens Reserve, ideal for a picnic or for children to play. It is close to the shops and cafes of Addison Road and handy to the Arndale Shopping Centre and the St Clair recreation Centre. Furthermore, it's not far from the Queen Elizabeth Hospital or the shops and facilities of Port Adelaide.

Built in 1992 (approx.) The unit has been upgraded, it has extensive solar paneling on the roof and the kitchen is modern with ample bench and cupboard space with a dining room adjacent to the kitchen. There is ducted reverse cycle air conditioning for year-round comfort plus ceiling fans. There are some floating timber floors and quality carpets.

The light and airy lounge is of generous proportions. There are 2 bedrooms, both with built in robes, with the main being a good size. The bathroom has a bath and shower and there is a separate wc and separate laundry.

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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**

There is a large undercover brick paved outdoor living area with a garden area. This is private and perfect for outdoor living or entertaining friends or family. In addition there is a good sized garden shed.

There is a lock up carport with auto roller for one car with room for another car if needed.

It is quiet, private and secure with a nice outlook over the grounds.

Don't miss this opportunity to secure an outstanding unit in a handy location.

Key Features

- Modern kitchen with ample bench and cupboard space
- Dining room adjacent to the kitchen
- Light and bright lounge room with a ceiling fan
- Both bedrooms include built-in wardrobes and ceiling fans
- Central bathroom includes a bathtub plus a separate WC
- Separate laundry facilities
- Large paved undercover entertaining area
- Low maintenance garden beds
- Shed in the back yard for additional storage
- Secure carport with roller door, plus room for additional car
- Roller shutters fitted to external windows
- Ducted reverse cycle air conditioning
- Solar panels

Specifications

Title: Strata Title

Year built: 1992

Council: City of Charles Sturt

Council rates: \$1,377.60pa (approx)

ESL: \$81.85pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

Strata Admin Fee: \$560.14pq (approx)

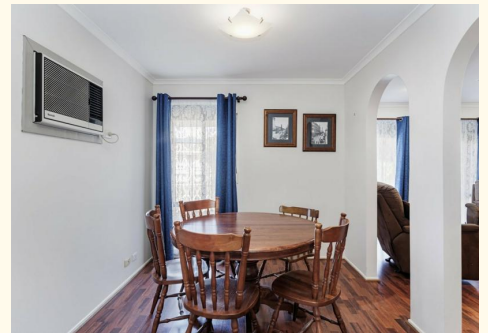
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RLA 242629

MORE DETAILS

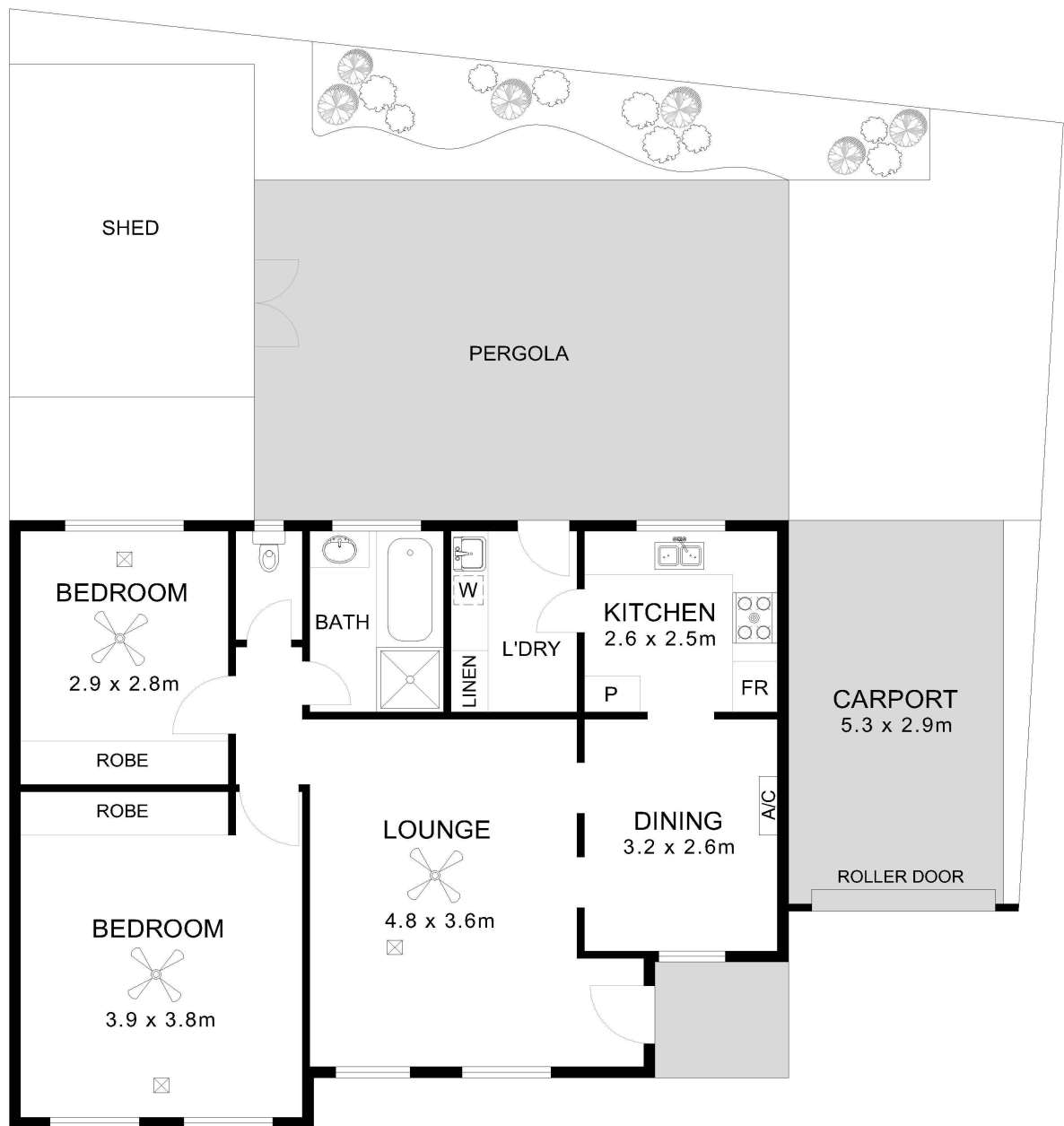
Property ID Y12HDM
Property Type Unit
Including Air Conditioning
Built-in-Robes
Carpeted
Heating
Roller Door Access

John White 0419 848 305
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Approx Gross
 Living = 75m²
 Carport = 15m²
 Verandah = 34m²
 Porch = 3m²
 Total = 127m²

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For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography

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