







1/9 Hennessy Terrace, Rosewater

More like a House than a Unit

Free standing, well-presented unit at the front of a quiet group of 3.

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

This solid brick unit was built in 1994 (approx.) and is situated at the front of this quiet group.

There are 3 bedrooms, all carpeted, and the main is a good size and located at the front of the unit.

Entrance is into the light and airy lounge room with floating timber floors.

The kitchen is well appointed, has a gas cooktop and looks out over the meals area. Except for the lounge, the remainder of the living areas are tiled and easy to keep clean.

The home has a garage with a roller door, with easy access from Hennessy Terrace, and there's room in the backyard to create an outdoor living area.

It is located in a quiet street, and conveniently located not far from the

3 1 2

FOR SALE
$670,000

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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.

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St Clair Shopping Centre, where you'll find Coles, Bakers Delight, a pharmacy, cafes and takeaway food shops. Furthermore, it's not far from Armada Arndale, public transport, parks and schools.

With easy access to historic Port Adelaide, with its abundance of pubs, shops and cafes, West Lakes, and within easy reach of the Adelaide CBD, you'll enjoy a well-connected lifestyle with everything you need close by.

Strata Plan: 12924
Self-Managed: $759.57/year (insurance only)
Built: 1994 approx.
City of Port Adelaide Enfield rates: $1,157.90 this year
Water and Sewer Rates: $176.30/quarter
ESL: TBA

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	YHRHDM
Property Type	Unit
Including	Air Conditioning
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Roller Door Access



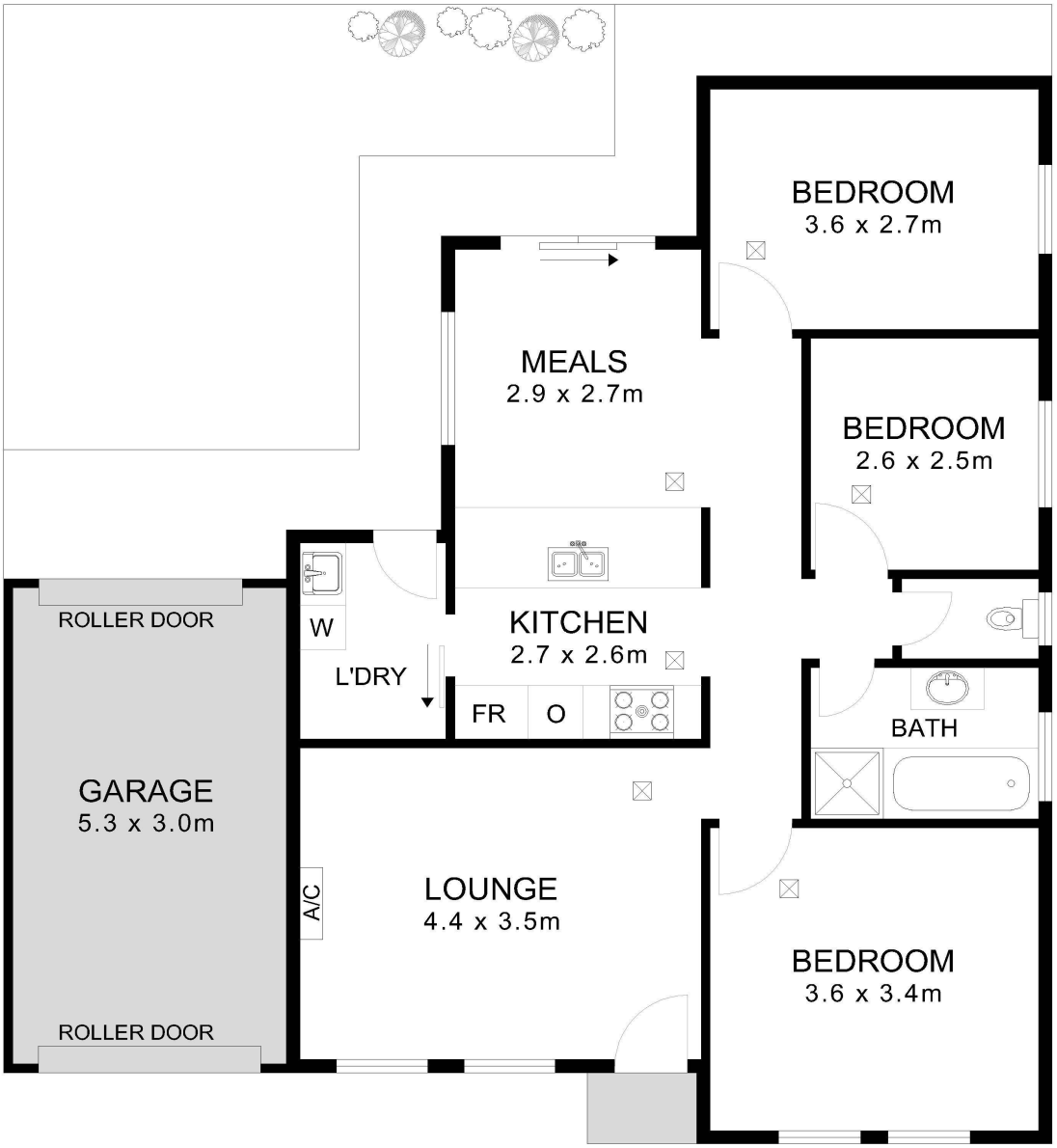




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Approx Gross
Living = 77m²
Garage = 16m²
Porch = 1m²
Total = 94m²

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

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