



4/41 Ballantyne Street, Thebarton

Effortless Inner-West Living Moments from the CBD

Auction | Sunday 6th September @10am

Perfectly positioned in the thriving city-fringe suburb of Thebarton, this well-presented one-bedroom unit offers an outstanding combination of convenience, low-maintenance living and lifestyle appeal. Whether you're a first-home buyer looking to enter the inner-west market, a professional seeking easy access to the city, or an investor searching for a well-located addition to the portfolio, this is an opportunity with broad appeal, especially considering the prized Adelaide and Adelaide Botanic High School zoning.

Designed for simple and comfortable everyday living, the residence features a practical floorplan with a well-proportioned bedroom, functional bathroom and an inviting living area offering plenty of flexibility to relax and unwind. A dedicated car space adds further convenience-an important inclusion this close to the city.

The home's easy-care nature makes it particularly appealing for those wanting to spend less time on maintenance and more time enjoying everything this vibrant location has to offer. Comfortable as is, it provides an affordable foothold in one of Adelaide's increasingly

1 1 1

FOR SALE

\$501,500

AGENTS

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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.



popular inner-west pockets.

It is the location, however, that truly elevates the offering. Enjoy easy access to the Adelaide CBD, public transport and everyday shopping, while some of the inner west's most popular lifestyle destinations are virtually on your doorstep. Walk to Brickworks Marketplace, explore Plant 4 Bowden, pick up something fresh from The Lost Loaf, or enjoy the renowned atmosphere of The Wheatsheaf Hotel, with an impressive selection of cafés, eateries and local distilleries also nearby.

For those who enjoy the outdoors, Dove Street Reserve and the River Torrens Linear Park Trail provide excellent options for walking, cycling and recreation, while the Adelaide Park Lands are also within easy reach. The Adelaide Entertainment Centre, major hospitals and key employment and education precincts are conveniently accessible, with Adelaide Airport and the beautiful western coastline only a short drive away.

Combining affordability, simplicity and exceptional city-fringe connectivity, this is an appealing opportunity to secure a low-maintenance home or investment in a tightly held inner-west location.

Key Features

- Well-positioned one-bedroom unit
- Generously proportioned bedroom
- Comfortable and functional living area
- Practical bathroom
- Low-maintenance floorplan ideal for easy everyday living
- Dedicated allocated car space
- Highly convenient Thebarton city-fringe location
- Easy access to Adelaide CBD and public transport
- " Close to Brickworks Marketplace and Plant 4 Bowden
- " Moments from popular cafés, restaurants, local distilleries and The Wheatsheaf Hotel
- Close to Dove Street Reserve and River Torrens Linear Park Trail
- Convenient access to Adelaide Park Lands and Adelaide Entertainment Centre
- Easy access to Henley Beach Road and Grange Road lifestyle precincts
- Convenient to Adelaide Airport, major hospitals and employment hubs
- Approximately 15 minutes from Adelaide's western coastline

Offering a highly accessible lifestyle with the city, dining, recreation and everyday amenities all close at hand, this is a smart opportunity to secure your place in one of Adelaide's most convenient inner-west locations.

Year Built: 1966

Council: City of West Torrens

Council Rates: \$1,283.30 pa (approx)

Strata Rates: \$630.00 pq (approx)

ESL: \$107.65 pa (approx)

SA Water & sewer supply: \$191.85 pq (approx)

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	YPHHDM
Property Type	Unit
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

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