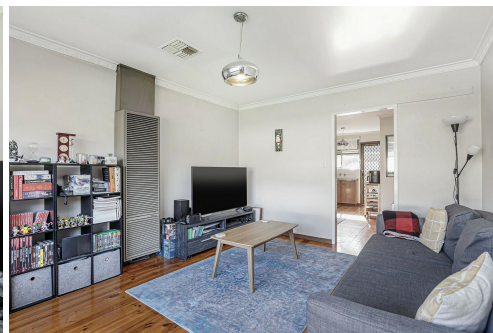
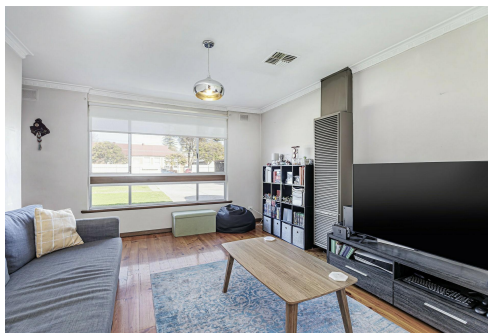
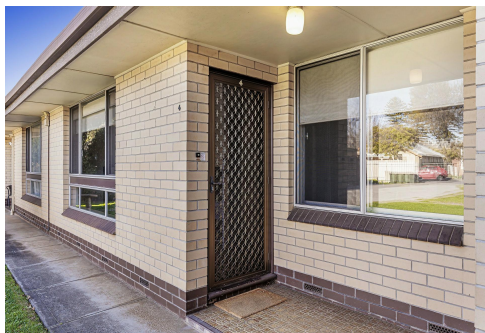




Thebarton, 4/8 August Street

Sublime Unit on the City's Doorstep

Quietly positioned at the back of a small group of units, this home makes for an ideal investment, first home or perfect downsizer.

Entering the home into the light filled lounge, boasting large windows and plenty of space. The kitchen offers plenty of cupboard space, and a gas cooktop, plus a meals area adjacent.

The two bedrooms are generously sized and both feature ceiling fans, the master bedroom is fitted with wall length wardrobes. A central bathroom also conveniently features laundry facilities.

An easy 10 minute drive into the city, or hop on convenient public transport nearby. You'll be on the doorstep of some of Adelaide's iconic venues, including Adelaide Entertainment Centre and Thebarton Theatre. Brickworks Marketplace nearby for weekly shopping,

2 1 1

For Sale
\$475,000

View
ljhooker.com.au/CVTHDM

Contact
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LJ Hooker Mile End | Woodville
(08) 8352 7111

boutique stores and cafes. A short drive to the coast to explore Henley Square's almost endless array of restaurants and cafes.

Key Features

- Two bedrooms, both with ceiling fans
- Master bedroom with wall length wardrobes
- Central bathroom with laundry facilities
- Kitchen featuring gas cooktop
- Paved courtyard with clothesline and garden shed
- Reverse cycle air conditioning
- Roller shutters fitted to back windows

Specifications

Title: Strata Titled
Year built: c1975
Council: City of West Torrens
Council rates: \$1,157.05pa (approx)
ESL: \$106.35pa (approx)
SA Water & Sewer supply: \$165.55pq (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 About this Property

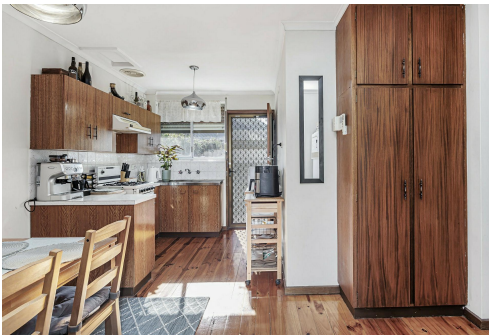
Property ID	CVTHDM
Property Type	Unit
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

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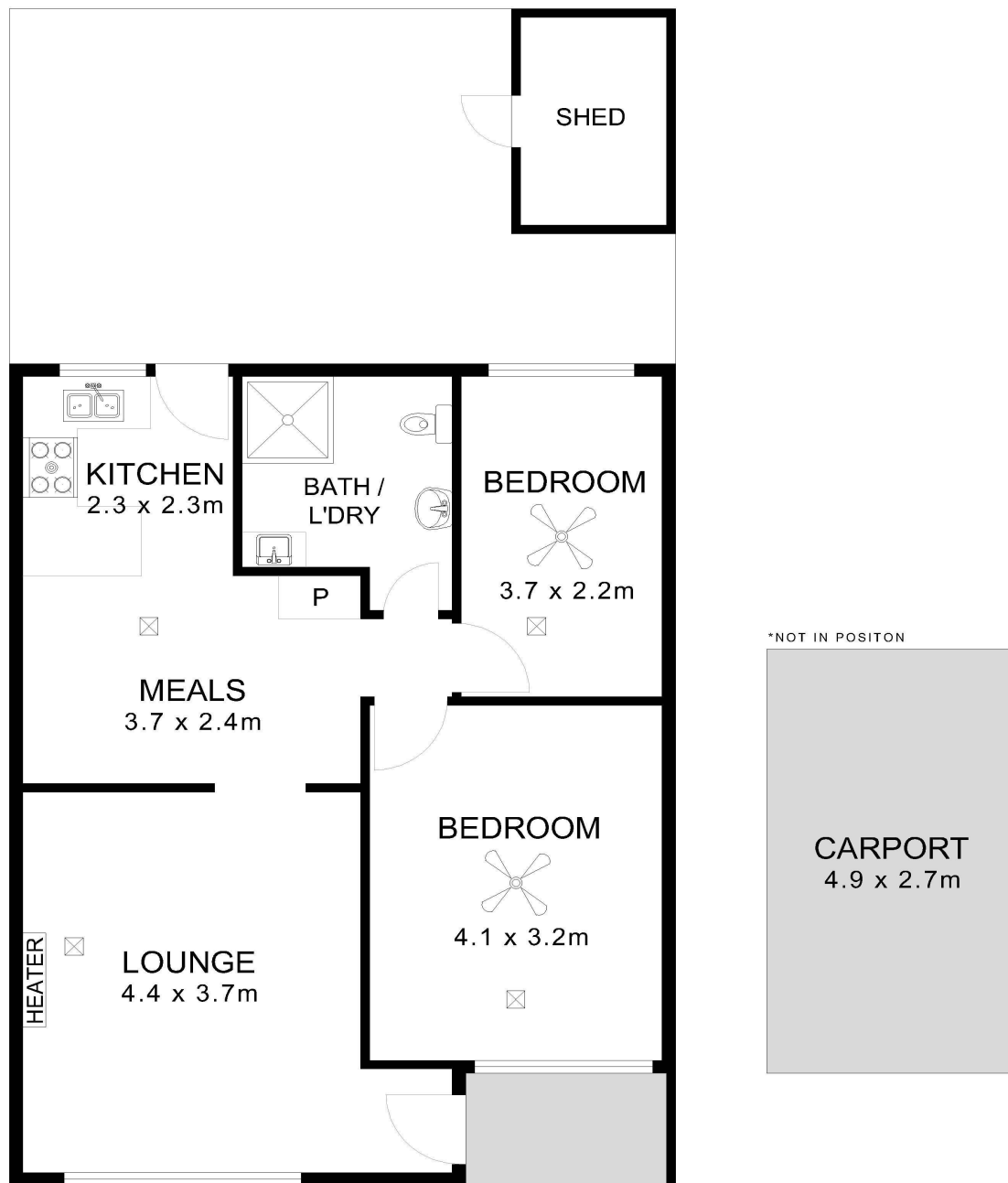
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Approx Gross
 Living = 61m²
 Garage = 13m²
 Porch = 3m²
 Total = 77m²

4-8 August Street Thebarton

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