







West Hindmarsh, 5/4 Romford Street

Perfectly Position Unit in Tightly Held City-Side Location

2 1 1

Located within a small group of only six single story units, this unit offers an ideal lifestyle for a first home buyer, downsizer or an ideal investment.

The home boasts a spacious lounge with large sunlit windows and a gas heater. The eat in kitchen features plenty of bench and storage space and a split system AC. The master bedroom includes a ceiling fan and built-in wardrobes. The central bathroom was recently renovated, and the laundry adjacent has external access to the pergola.

Outside you'll find a shaded pergola area, ideal for spending weekends with friends and family, or spending time with a good book. The secure lock up garage offers off street parking, and access to a walk in storage room.

Positioned in an ideal location, surrounded by cafes and restaurants, including Brompton's array of eateries and entertainment venues just a stones throw away. Brickworks

For Sale
$560,000

View
ljhooker.com.au/VWSHDM

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Marketplace just a short drive away, or Welland Plaza Shopping Centre within walking distance. Only a 14 minute drive into the city and public transport is a breeze with bus stops located on Grange Road.

Key Features

- 2 Bedrooms, master with ceiling fan and wardrobes
- Eat in kitchen with plenty of storage bench space
- Spacious lounge with gas heater and large windows
- Renovated central bathroom
- Laundry with external access
- Paved entertaining area with pergola
- Lock up garage plus walk in store room

Specifications

Title: Strata Title
Year built: c1975
Council: City of Charles Sturt
Council rates: $1,310.85pa (approx)
ESL: $102.85pa (approx)
SA Water & Sewer supply: $165.55pq (approx)
Strata: $384pq (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

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More About this Property

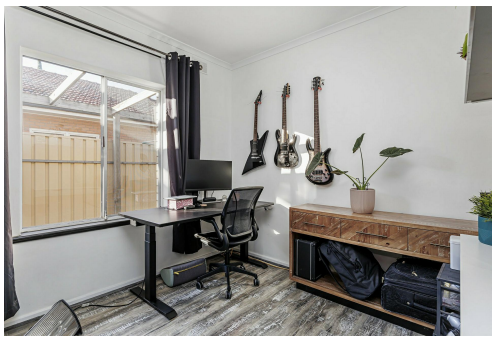
Property ID	VWSHDM
Property Type	Unit
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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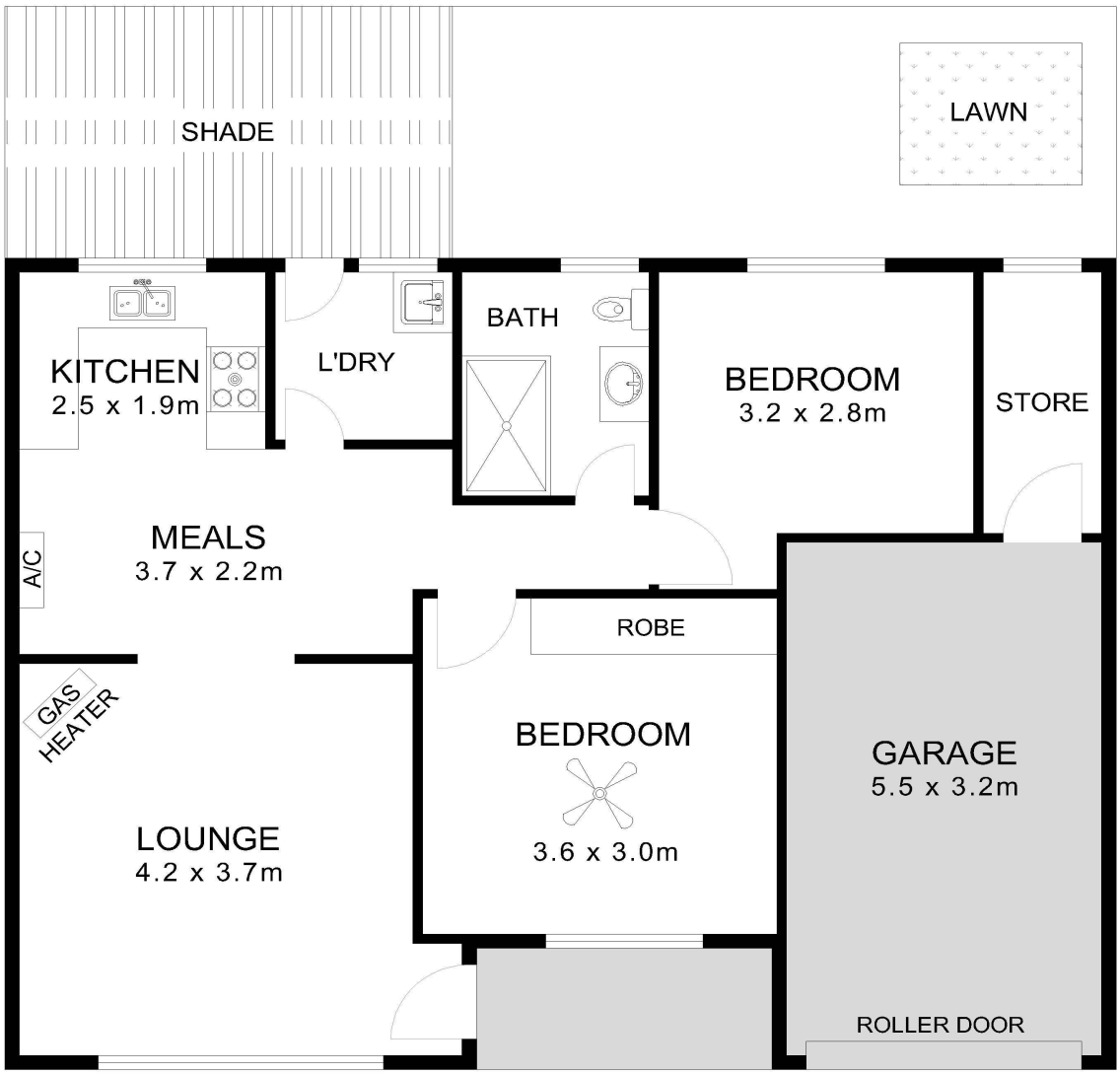








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Approx Gross
Living= 70m²
Garage = 18m²
Porch = 4m²
Total = 92m²

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

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