






8/540 Torrens Road, Woodville North

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Private and Secure Unit at the Rear of the Group

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 at the rear of a quiet group, it is private and secure and very comfortable. It is close to the shops and cafes of Woodville 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 Woodville Hotel.

The unit has recently been upgraded, the kitchen is sparkling with ample bench and cupboard space, there are floating timber floors and a split system reverse cycle air conditioner in the lounge/living room for year-round comfort. There is a tiled combined bathroom & laundry.

The lounge and dining area is of generous proportions with a bay window. There are 2 bedrooms, both with built in robes, with the main in particular being a good size.

There is a large undercover paved outdoor living area with sails — This is private and perfect for outdoor living or entertaining friends or family.

FOR SALE
\$610,000

AGENTS

John White
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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 lock up carport with auto roller with parking for 2 cars if needed.

Because the unit is at the back of the group, 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 great location.

Key Features

- Lounge room with a bay window and split system AC
- Modern eat in kitchen with ample storage
- Two good size bedrooms, both with built-in wardrobes
- Central bathroom with a bathtub and laundry facilities
- Shaded courtyard and verandah, ideal for entertaining
- Carport with automatic roller door, space for two cars off-street

Specifications

Title: Strata Title

Year built: c1973

Council: City of Charles Sturt

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

Strata fee: \$341.70pq (approx)

Sinking fund: \$108.85pq (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	XY7HDM
Property Type	Unit
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Heating Window Treatments

John White 0419 848 305

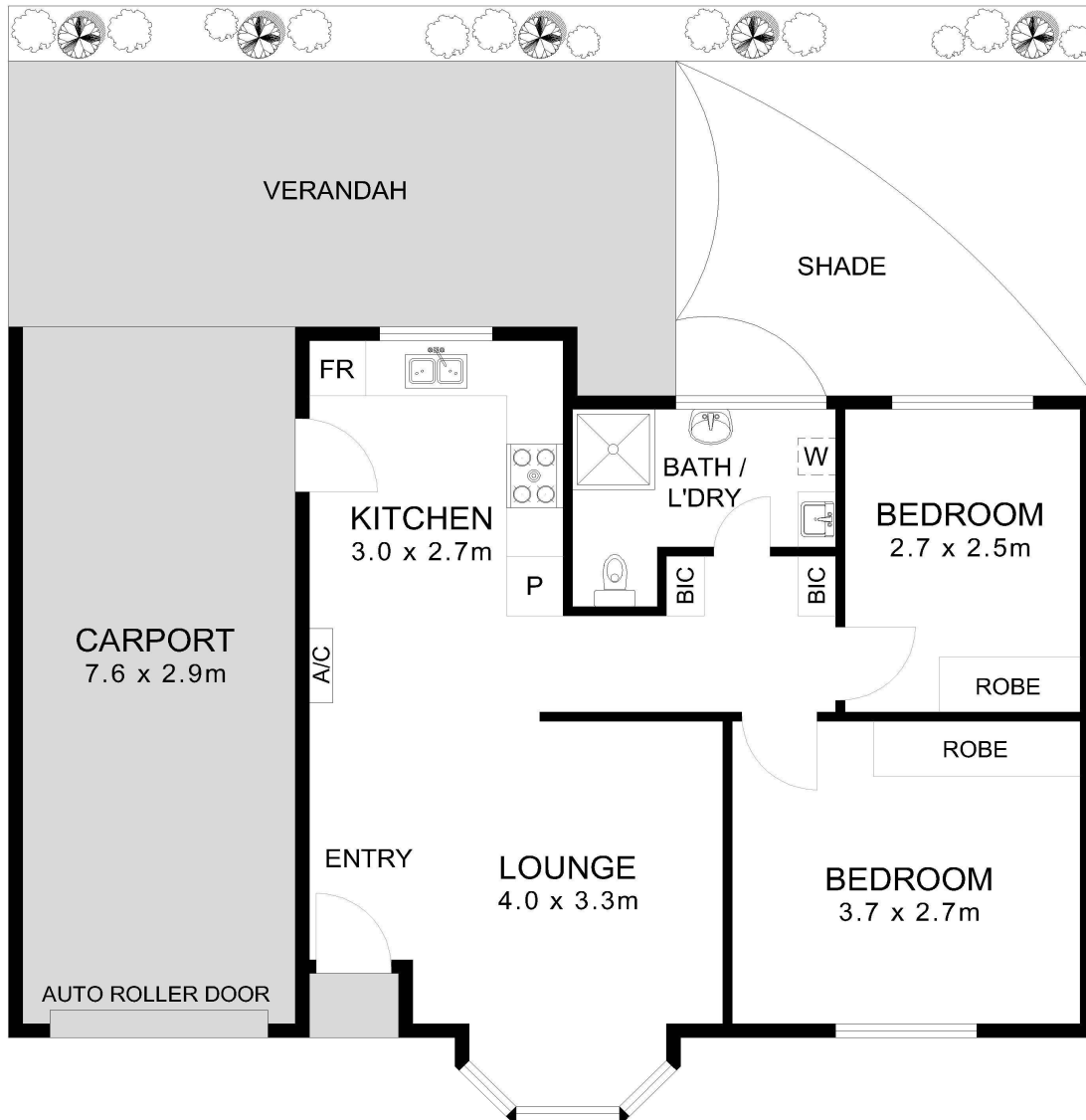
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Approx Gross
 Living = 58m²
 Carport = 22m²
 Verandah = 21m²
 Porch = 1m²
 Total = 102m²

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

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