

**1/108A Woodville Road, Woodville, SA, 5011**

**Sold Unit**

Friday, 19 May 2023



1/108A Woodville Road, Woodville, SA, 5011

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Anthony Fonovic  
0872252525



Tony Press  
0420561600

## **Pet Friendly & Affordable Way To Enter The Market**

Anthony Fonovic & Team Morris are excited to present this fabulous well-priced home in a remarkable location conveniently close to many amenities just steps away from your front door. First home buyers & professionals will love this outstanding opportunity, while investors will relish on the great yielding rental return.

On entering the home you're welcomed by the generous size open plan living, dining & kitchen featuring gas cooking, tiled splashbacks & quality cabinetry with ample storage.

The master bedroom features a built-in-robe & is serviced by the bright & crisp bathroom featuring a full size bath & shower combination & toilet.

With extra room for a study, you'll have everything you need to operate your business without needing to leave the home.

Bringing the outdoors in with the bright light-filled lounge that overlooks the spacious private & secured courtyard offering a great space to relax.

Other features you'll love: -

- Pet friendly (STC)
- Floating Timber floors to kitchen & living areas
- Reverse Cycle Split Air Conditioning
- Allocated undercover parking
- Bathroom with laundry connectivity options

This perfectly situated home is located just 10km from the CBD and within walking distance to ample public transport options, local shops including the Armada Shopping Centre, Hoyts Cinema, cafés, a wide range of restaurants and only minutes drive to some of the best beaches in Adelaide.

Be quick as homes like this will be snapped up fast so register to inspect today.

Specifications: -

CT: 6079/120

Council: Charles Sturt

Built: 1970

Rental Estimate: \$295pw

Council Rates: \$282.00pq

Water Rates: \$70.80pq

Sewer Rates: \$75.85pq

Admin Fund: \$527.25pq

Sinking Fund: \$45.00pq

ES Levy: \$86.15pa

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice.

RLA 274675