

**1/63 Wembley ave, Hectorville, SA 5073**

**Sold Unit**

Tuesday, 15 August 2023

1/63 Wembley ave, Hectorville, SA 5073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 120 m2**

**Type: Unit**



Sean Bennett  
0405788705

## Contact agent

Positioned at the front of this neat and tidy group, is this well maintained and presented 2 bedroom unit. Whilst it appears in largely original condition, it is easy to see it has been lovingly cared for and is certainly presented to the market as such. It has quite a sizable floorplan with plenty of space and plenty of natural light flows through the interior. Living and kitchen space is excellent which is a characteristic of the era of which it was built and the bedrooms are well separated and spacious too. The solid brick construction shows how well they were built back then and also provides a great opportunity to further value add with simple and easy modernizing when you feel the need to. Outside is a Gem! Manicured rear yard is large with loads of entertaining space and has the added bonus of a tool shed tucked away in the corner. No matter what buyer you are, this presents as outstanding value for money and is sure to be a rock solid investment into the future. Currently it is periodically leased to an ideal tenant who is wanting to fix into a long term lease. Property Specifications: Built: 1970 ESL: \$91 per annum Council Rates: \$265 per quarter SA Water: \$215 per quarter average Strata: \$400 per quarter Do not miss this great opportunity. For more information please contact Shirley Tan at 0435 833 353 and Sean Bennett at 0405 788 705. RLA 302284