

**12/245 Anzac Highway, Plympton, SA 5038**

**Raine&Horne.**

**Unit For Sale**

Wednesday, 10 April 2024

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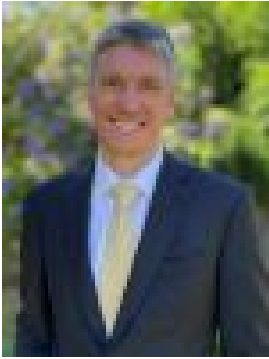
**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 40 m2**

**Type: Unit**



John Cullen

**\$245,000 - \$265,000**

This secure, elevated, studio style unit is ready for you to move in & enjoy and features:

- Near new carpet to the living/bedroom and near new vinyl to the kitchen
- Open plan studio style floorplan with the bedroom complete with built in robes combined with the living area, all with ample natural light streaming through the triple glazed window
- Separate kitchen with brand new electric cooker, plus generous bench and cupboard space including a pantry
- Bathroom with relaxing deep bath plus separate shower and with a new toilet
- Sisalation insulation in the ceiling, and a new triple locking front screen door
- NBN connection
- Allocated off street car park
- Ultra convenient location with the unit being in the middle of two shopping centres, public transport within metres of your front door, and just a 10min walk to the tram
- Perfectly positioned between the City and Glenelg plus so much more!

Stop Renting and Start Living or Start Your Property Investment Portfolio today!!

Outgoings: Council: \$1,079.15pa  
SA Water: \$153.70pq  
ESL: \$77.50pa  
Strata: \$413.88pq + \$100pq sinking levy  
Rental Appraisal: \$315pw (approx)

NB: Kindly note that select images used within our promotional content have undergone virtual staging processes, showcasing possible arrangements and aesthetics within the property.