

**19/2 St Bernards Road, Magill, SA 5072**

**Unit For Sale**

Friday, 29 March 2024

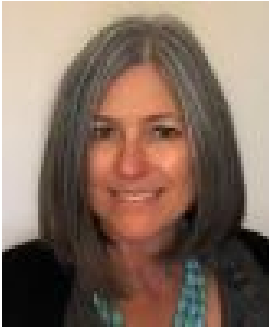
19/2 St Bernards Road, Magill, SA 5072

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michaelanne Verrall



Annie Gauvin  
0413 629 829

## **\$310,000 - \$340,000**

Right in the hub of Magill on the corner of St. Bernards and Magill Roads this fabulous unit is very affordable and not to be missed. The unit is currently tenanted at \$340.00 per week until 27th June 2024. Built in 2003 this Unit offers the perfect starting point for first home buyers or a lucrative prospect for savvy investors. Comprising a practical floor plan with an open plan living, dining and kitchen area that has large picture windows creating plenty of natural light to flow through the interior. There are two comfortable bedrooms both with a sliding door access to the private rear balcony with views to the city. Adjacent is the functional bathroom which features internal laundry provisions. Extra features include split system reverse cycle air-conditioning and an allocated carpark directly below the Unit. Positioned at the rear of the group this unit is in a great location with just a short walk to Public Transport, Romeos Foodland, Restaurants, Eateries and the local Tower Hotel. Easy access to UniSA Magill Campus, Rostrevor College and Magill Kindergarten and approximately 7km to the CBD. RATES: Campbelltown City Council \$ 1,130.55 per annum Emergency Services Levy \$ 74.90 per annum SA Water Supply charges \$153.70 per quarter Community Corporation \$812.50 per quarter (incl. Sinking Fund) All information provided has been obtained from sources we believe to be accurate. However, we cannot offer any guarantee and accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. RLA208999