

2/14 Robson Road, Hectorville, SA 5073



Unit For Sale

Wednesday, 28 February 2024

2/14 Robson Road, Hectorville, SA 5073

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Gary Musolino
0883378000

\$475,000

Auction on site Saturday 16th March 2024 at 11:30am (Unless sold prior)With street frontage and full of light, this home has just been extensively refurbished. Fresh neutral paint now features throughout the home, quality floating laminate flooring (European made) has been laid in the living areas, passage and bedrooms and new block-out blinds and curtains have been installed for privacy and convenience. All you really need in the 3 good sized bedrooms is a bed and perhaps a side table as all have built-in robes with drawers, shelves and hanging space. The large, well planned living room offers an abundance of wall space for your lounge furniture, entertainment unit, sideboard etc. A reverse cycle split system air-conditioning unit provides year round comfort. The brand new kitchen has ample bench space, stainless steel gas hotplates and under-bench oven, corner carousel for ease of access and a combination of drawers and traditional cupboards. A dining area flows seamlessly from the lounge and kitchen and opens to a larger than average back yard, ideal for the family BBQ or get together. The large bathroom has a separate shower and full bath, there is a separate toilet and the laundry has direct access to the back yard. Gas instant hot water means you'll never run out when you need it and the carport is almost at the front door. Wonderfully located approximately 7 kilometers to the city and a short walk to public transport, the property is a quick drive to a plethora of shopping centres including Target at Newton Central, Newton Village and Firlie Plaza. Schooling is a breeze as the public Primary School, East Torrens is in the street, while again a quick drive takes you to St Joseph's Hectorville or Saint Francis of Assisi Primary Catholic Schools, Rostrevor College and the new Morialta Secondary College. For recreation, Morialta Conservation Park is nearby as is Thorndon Park and the Torrens Linear Park. All in all, a perfect opportunity for the first home buyer, small family and downsizer or investor. Campbelltown City Council - \$1143.90 per annum (approx.) Emergency Services Levy - \$101.40 per annum (approx.) SA Water Supply & Sewerage - \$153.70 per quarter (approx.) Strata Levies per quarter - \$496.41 Admin Fund + \$140.62 Sinking Fund (both approx.) UNIT 2 STRATA PLAN 5786 IN THE AREA NAMED HECTORVILLE HUNDRED OF ADELAIDE Certificate of Title - Volume 5019 Folio 35 The Vendors Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. *All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice