

**2/21 Matthew Street, Bedford Park, SA 5042**



**Sold Unit**

Thursday, 26 October 2023

2/21 Matthew Street, Bedford Park, SA 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Bronwyn Drabsch

**\$406,500**

Situated in a small group of three this spacious, single level unit is perfect for those looking to add to the investment portfolio, would make an ideal affordable home for those that work at the nearby hospitals or, being only a short walk to Flinders University, this would also be ideal for those looking for somewhere for the kids to live while they are studying. Features two spacious bedrooms (both with robes and ceiling fans), huge separate lounge, updated kitchen with loads of cupboards and bench space plus adjoining meals area. The bathroom features a separate bath and shower plus there is a separate laundry leading out to the covered entertaining area, ideal for weekend barbecues with family and friends. There is also a handy store shed plus undercover parking at your front door. Additional features include:- split system air conditioner- security shutters to most windows- solar power (1.2kw) with original 44c per kW distributor feed-in tariff until 30 June 2028 (plus standard retailer feed-in tariff)- NBN connection (fibre to the node) Only approximately a 500m walk to Flinders Public Hospital, ten minute walk to the Flinders Private Hospital and the Flinders University and a five minute walk to the train station and to a bus stop that will take you to Westfield Marion and into the city. You also have easy access to travel north on South Road (via Flinders Drive), and the southern expressway is nearby to take you south for a day of wine tasting in McLaren Vale or perhaps a weekend enjoying the Fleurieu Peninsula. Close to great shopping facilities, including Westfield Marion and Pasadena Foodland, and many great pubs, restaurants and cafes. ENQUIRE TODAY! RATES AND FEES: Council rates: \$1,275 per annum SA Water - water rates: \$74.20 per quarter SA Water - sewer rates: \$79.50 per quarter Emergency Services Levy: \$91.55 per annum Strata fees - admin fund: \$500.00 per quarter Strata fees - sinking fund: \$50 per quarter OTHER INFORMATION: Council: City of Mitcham Strata Manager: Horner Management Year Built: 1968 The fine print: Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice. RLA309601