

2/4 Armstrong Street, Somerton Park, SA 5044

Sold Unit

Thursday, 12 October 2023

2/4 Armstrong Street, Somerton Park, SA 5044

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Brad Allan
0402103385



Mark Patterson
0418898318

\$555,000

This renovated home unit offers a fantastic opportunity for first homeowners, down-sizers and investors to secure a low maintenance property in this desirable beachside location. Light-filled via picture windows, the spacious living room provides a seamless flow through to the kitchen and dining area. The modern stylish kitchen features ample bench and storage space and stainless-steel cooktop/oven. Both bedrooms offer large built-in robes and are serviced by the main bathroom and a separate toilet. The carport has direct access through to the private and secure rear courtyard, perfect for entertaining family and friends. The carport also provides direct access to the unit. Other notable features include:- LED downlights- Ceiling fans in both bedrooms- Recently painted throughout- Split system air conditioning to the living- Private and secure rear courtyard- Zoned for Brighton Secondary & Paringa Primary Schools- Currently tenanted until 23rd March @ \$460 per week Situated just a short walk to Sacred Heart College with other quality schooling options including St Peters Woodlands, McAuley, Immanuel College & Westminster just a short drive away. Located on the western side of Brighton Road with everything at your fingertips including Somerton Park beach, Jetty Road Brighton/Glenelg and local cafes. Property Specifics: Year Built / 1964 Council / City of Holdfast Bay Council Rates / \$1,188.90 per year SA Water Rates / \$153.70 per quarter ESL / \$122.55 per year Strata Admin Fee / \$528.00 per quarter Strata Sinking Fund / \$48.00 per quarter CT / Volume 5055 Folio 983 Disclaimer: 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. RLA 239101