

**2/71 O G Road, Klemzig, SA 5087**

**Boffo**

**Sold Unit**

Thursday, 16 November 2023

2/71 O G Road, Klemzig, SA 5087

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



Jimmy Wu  
0882697711



Jackson Pinchbeck  
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**\$365,000**

Looking for a cosy and comfortable two-bedroom unit in Klemzig? Look no further! This low-maintenance unit is just what you've been searching for. Perfectly nestled in a desirable city-fringe location, this unit is ideal for anyone seeking a convenient and comfortable home, with the added opportunity to use it as an investment property. Designed with convenience in mind, the floor plan comprises of two bedrooms, a spacious separate lounge upon entry and practical kitchen. The list of features goes on with a centrally located main bathroom, valuable laundry, single allocated carport and private courtyard. Whether you're looking for an excellent investment return, an ideal first home or downsizer in a prestigious location, it's all here. Features that make this home special: - Master bedroom with mirrored built-in robe - Good sized additional second bedroom - Light filled lounge/meals featuring beautiful flooring with air conditioner - Built-in cupboard - Pristine white kitchen with stainless steel oven - Neat and tidy main bathroom - Valuable laundry space - Secure low-maintenance courtyard - Single allocated carport Additional features: - Well managed group of 26 units in total - Water supply \$74.20 per quarter - Sewer \$79.50 per quarter - Water usage apportionment percentage is 3.84% - Admin levy \$312 per quarter - Sinking levy \$104 per quarter - Current year rate \$1,029 per annum Minutes away from the O-Bahn Busway Interchange. Admirably located just 7 kilometres (approximately) to the Adelaide CBD, an easy walk to the River Torrens Linear Park, and conveniently close to numerous council-maintained reserves. Marden and Greenacres Shopping Centres are both just a short drive away for your convenience. Exceptional education and childcare opportunities such as Klemzig Primary school, Vale Park Preschool, Vale Park Primary School, St Andrews School, Walkerville Primary School, St. Monicas and the Precious Cargo Education Montessori are all close by. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. RLA 313174