

**4/14 Katherine Street, Fullarton, SA 5063**



**Sold Unit**

Tuesday, 12 March 2024

4/14 Katherine Street, Fullarton, SA 5063

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 72 m2**

**Type: Unit**



For Sale By Owner SA RLA  
0488847018

## Contact agent

The Phone Code for this property is: 55188. Please quote this number when phoning or texting. Unit 4 is set towards the rear of a group of 7 single story Units in a quiet, well maintained Strata only 4km from the Adelaide CBD. It offers a spacious carpeted living room, 2 bedrooms (one with a built in robe), kitchen and dining space, a recently updated bathroom with a walk in shower and a renovated laundry. The kitchen is equipped with a double sink, electric cooktop and underbench oven. Instant gas hot water with adjustable temperature controls supplies the unit. The floors have easy care laminated flooring. Ducted evaporative air conditioning throughout plus a reverse cycle air conditioner in bedroom 1 are included. The double brick exterior and solid brick interior walls assist with temperature control, particularly in summer. The rear windows have security mesh plus there are deadlocks on the doors and automatic security lighting at the rear. Externally there is a small lockable garden/tool shed and a rear private space under a covered pergola. A single carport under the main roof allows for convenient parking. This is a well managed Strata in a very sought after location. There is a playground/park directly across the street and is in close walking distance to supermarkets, a pharmacy, Glenunga International High School, the bus to the CBD (15 minutes to city) and the Adelaide Hills. It is a few minutes drive to the gorgeous Frewville Supermarket, the Arkaba shopping centre, Duthy Street and the Burnside Village. Aldi, a Medical centre and Tony and Mark's are a shady 15 minute stroll away. There are plentiful dining options close by with no need to drive.

**SPECIFICATIONS**  
Built in 1977  
Council - City of Unley  
Council Rates - \$246/qu  
Emergency Services Levy - \$115/year  
SA Water - Approx \$214/qu  
Strata Fees - \$447/qu (Munro Property Group)  
Internal Living Space - Approx 72 sq m  
Porch - 4 sq m  
Back Pergola - 20 sq m approx  
Carport - Approx 6.5m X 3m  
Garden Shed - 1.6m X 1.6m

**Disclaimer:** Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.