

**4/2 Fischer Street, Welland, SA 5007**



**Sold House**

Saturday, 16 September 2023

4/2 Fischer Street, Welland, SA 5007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Joe Marriott  
0488451773



Julia Kirreh  
0401900940

**\$588,000**

Joe Marriott and the team at Ray White Unley/Colonel Light Gardens are proud to present this contemporary residence, one of just four in the complex, presenting an exclusive and secure way of life, all within a convenient 10-minute reach of Adelaide's CBD. Nestled at the back of the group, within a meticulously maintained and tranquil community, step inside to uncover a surprisingly roomy home that will instantly impress! Stylishly rebooted, with crisp white walls and sleek timber flooring, step into the living room designed for year-round comfort, complemented by a ceiling fan and split-system air conditioner, and seamlessly connected to the spacious kitchen and shared dining space. On offer; two light filled bedrooms, both complete with built-in wardrobes, an original but well-kept bathroom and a laundry with a separate toilet. If you weren't completely sold just yet, you will be once you reach the oversized yard. It's an absolute beauty! Discover a great paved alfresco area, or a second secure carport space, a convenient lock-up garden shed and great lawn space to keep your furr friends happy, here you can take advantage of the low-maintenance, easy-to-manage lifestyle. Ready to make the move? Welland epitomises a vibrant lifestyle, offering easy access to Welland Shopping Centre, Brickworks, nearby sports facilities, public transport, both public and private schooling, the Adelaide Entertainment Centre, The Gov, and Coopers Stadium, perfect for Friday night soccer matches. This light-filled unit feels like a spacious homette and offers the perfect low-maintenance downsizer, a step in the door for first-home buyers or a golden investment opportunity ready to be taken straight to the rental market! More reasons to love this home:- Currently tenanted at \$460 p/w until Jan 2024- Community title, well managed small group - Ducted and zoned reverse cycle a/c (less than 2 yrs old)- Built-in wardrobes in both bedrooms - Large kitchen with quality appliances & double sink- Split system a/c in living room - Great linen storage in hallway - Carpet in bedrooms and floorboards in living areas- Modern bathroom, rear laundry and separate toilet - 3000L water tank and lock-up garden shed - Fully fenced backyard and pet-friendly complex - New crim-safe mesh screen doors to front & back- Paved alfresco area or second carport space

Property Specifications: Community Titled in a small complex of x4 Year Built: 1970 Strata Fees: \$591.60 p/q Water Supply: \$74.20 p/q Sewer Rates: \$79.20 p/q Emergency Service Levy: \$145.70 p/a 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 276447.