

**4/31 Lamont Street, Renown Park, SA 5008**

**Raine&Horne.**

**Sold Unit**

Sunday, 13 August 2023

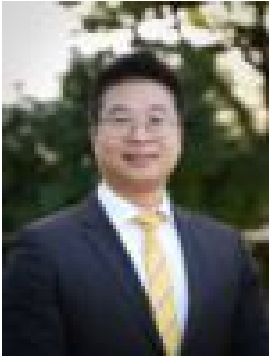
4/31 Lamont Street, Renown Park, SA 5008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jacky Yang  
0425251113



Vincent Law  
0883722988

**\$302,000**

A conveniently located 2-bedroom unit close to North Adelaide and the CBD awaits you! This well-maintained property is part of a small group of 6 units, offering a comfortable and secure living environment. Situated on the first floor, the unit comes with great features, including two bedrooms with built-in robes, a private area for clothesline, Bins & BBQ, and a balcony with a private staircase leading to the unit. For year-round comfort, there's a split system air conditioning system. Currently, the unit is tenanted until the end of November 2023, providing a fantastic return of \$420.00 per week, making it an ideal investment opportunity. Additional features include a spacious kitchen with a gas cook-top and ample storage, easy access to the bathroom and laundry through the kitchen and main bedroom, and covered parking space for one vehicle. For more details and to arrange a viewing, you can contact Jacky Yang at 0425 251 113!!!

**Property Specifications:-** CT / 5179/767- Council / City of Charles Sturt- Zoning / General Neighbourhood- Built / 1971- Water / \$205.40pq- Council Rates / \$1,120 pa- Strata Fees / \$299 pq (Included Admin Fund & Sinking Fund)- Currently tenanted at \$420 per week until the end of November 2023 (written rental assessment can be provided upon request)

**Nearby Schools:-** Challa Gardens P.S- Kilkenny P.S- Woodville H.S\*

**Disclaimer:** Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.