

4/4 Albert Place, Payneham, SA 5070



Townhouse For Sale

Thursday, 25 January 2024

4/4 Albert Place, Payneham, SA 5070

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Simon Kent

0488441848

\$485,000 - \$525,000

Enjoy the combination of cosmopolitan living in East Adelaide, this private two bedroom townhouse offers low maintenance, high quality living for those looking to bask in a convenient city fringe lifestyle, or invest in a smart investment, adding to or starting your property portfolio. Situated in a well-maintained small private group of 5, this home makes for a fantastic opportunity for a range of different buyers in the ever popular Payneham! Positioned in the high growth suburb of Payneham, a super convenient location being surrounded by everyday lifestyle amenities including shops and public transport you'll be spoilt for choice! Marden and The Avenues Shopping Precinct just 1.5kms away boasting many popular lifestyle stores, fresh food and grocery shops. There are many recreation facilities in the area perfect for those who enjoy getting out and active whilst also being just 5kms away from the Adelaide CBD! The front of the property leading you into the spacious light filled open plan central living area, sit back and relax in this space basking in the peace of your new home! Moving into the dining area directing you into the kitchen space fit with electric cooktop, oven and dishwasher. The property is fit with a bathroom/laundry area with bath/shower and W/C. Two spacious bedrooms on the upper level. At the rear of the property you will find a private light-filled outdoor undercover courtyard...Key Features:- Large light filled bedrooms 1 & 2 with ceiling fans on upper level- Neat kitchen with ample bench space, sleek white tile splashback with electric cooktop, electric oven and dishwasher- Open plan dining and casual living area- Bathroom has vanity, full size bath with shower- Fully fenced and secure private courtyard- Split system reverse cycle heating & cooling- Floating timber main flooring throughout with carpet to bedrooms- NBN ready- Pets welcome- Charming raked timber ceiling- Spiral staircase- Excellent cul-de-sac position- Designated car park- Garden shed in rear yard! It's all here! Ideally located to multiple transport options, the location of this home is sensational a short drive to the cosmopolitan lifestyle with cafes, restaurants, entertainment and shopping that The Parade Norwood has to offer. Enjoy the convenience and within close proximity to some of Adelaide's best public and private schools, while only 5kms from the Adelaide CBD! Welcome to 4/4 Albert Place, Payneham! ***Currently tenanted at \$430.00 per week until 12/02/2024*** Specifications: Council: City of Norwood Payneham & St Peters Built: 1976 Council Rates: \$314.00 (approx.) per annum SA Water Rates: \$198.36 (approx.) per quarter ES Levy: \$109.70 (approx.) per annum Strata Rates: \$481.50 (approx.) per quarter Rental Potential: \$470 - \$490 per week (approx.) Speak to Ray White West Torrens Property Management about managing this property! On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice. For further information contact Simon Kent on 0488 441 848