

# 4/7-11 Findon Road, Woodville South, SA 5011



## Unit For Sale

Friday, 14 June 2024

4/7-11 Findon Road, Woodville South, SA 5011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 115 m2**

**Type: Unit**



Damien Willis  
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Ben Poland  
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**\$390k - \$429k**

Offers Close Thurs, 20 June - 12pm (usp) Just 10 minutes from the coast (Grange) and 20 from the CBD, set your coordinates for Adelaide's surging north-west; where this neat-as-a-pin 2-bedroom unit implores you to lock up and love every minute of the lifestyle its location affords. Featuring a free-flowing living zone that stretches from front door to rear kitchen, two nicely sized bedrooms, copious storage, carport, private courtyard and quiet refuge from Findon Road, this updated pad is proof that unit living doesn't have to come with compromise. A short stroll to Port Road will reveal regular buses for a fast beeline to the CBD. If you're the driving type, the 'Park and Ride' at the Entertainment Centre waits just two songs on the car radio away, while a range of nearby shopping options will keep well stocked. Welcome to the north-west. Features we love...- Set back from Findon Road for extra peace and privacy - Deceptively spacious - Covered alfresco area to rear private courtyard - Efficient split system reverse cycle airconditioning- Separate laundry - Plenty of storage, including built-in robes to both bedrooms - Modern updated bathroom - Small enclosed sunroom/patio to rear - External security shutters - Attached carport - Walking distance from public transport - Moments from Findon Shopping Centre and Woodville Hospital CT Reference - 5048/816 Council - City of Charles Sturt Council Rates - \$1,204.00 pa Emergency Services Levy - \$96.85 pa Admin Fund - \$437.00 pq Sinking Fund - \$50.00 pq Year Built - 1972 Total Build area - 115m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275403