

**45/197-201 Anzac Highway, Plympton, SA 5038**

**stanleysamuels**  
realestate

**Unit For Sale**

Thursday, 13 June 2024

45/197-201 Anzac Highway, Plympton, SA 5038

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ashley Munchenberg  
0882973010

## **\$350,000 - 360,000**

This 1969 built, furnished, 2 bedroom unit is leased for \$315 per week and wonderfully situated within walking distance to the Kurralta Park shopping precinct, popular local cafes and restaurants or commute to the CBD or beach with public transport at your doorstep. Positioned on the top floor within the group, traffic and other noise rarely intrudes on the peace this unit provides. Offering: -- 2 bedrooms - Bathroom with shower cubicle- Separate toilet- Built in robes to both bedrooms- Functional kitchen with gas cooking and meals area- Spacious lounge room- Air conditioning- South facing balcony- Designated car parking for single vehicle- Periodic lease at \$315 per week- Furniture included With the ongoing tenancy, this property is a great investment in a fabulous location with nearby shops, cafes and public transport within walking distance. The Details; Title Reference: 5061 / 605 Built: 1969 Build size: 78 m2 (approx.) Council: City of West Torrens Council rates: \$1,089.45 per annum (approx.) SA Water: \$614.80 per annum (approx.) ESL: \$82.50 per annum (approx.) Strata Fees: \$1,167.25 per quarter (approx.)