

5/1 Lawton Street, Albert Park, SA 5014



Sold Unit

Wednesday, 20 December 2023

5/1 Lawton Street, Albert Park, SA 5014

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



John White

0419848305

Contact agent

John White of LJ Hooker Mile End/Woodville is proud to present this modern, well presented home unit, which boasts far more yard than you would normally expect in a unit. In a quiet, single story group, it is affordable and ideal for a 1st home buyer or investor. There are 2 good sized bedrooms, the main with built in robes, and a spacious, light and airy living room. The kitchen has ample cupboard space, including a pantry, and a gas cook top with a handy servery to the living/dining room. The unit has ducted reverse cycle air conditioning for year-round comfort. The bathroom is neat and there is a separate toilet. The home is neat and clean throughout, the carpets are in good order and the unit has recently been painted inside. It is on the end of the small group, which means it has a good size yard at the side of the home, currently lawned and a nice garden. There's a garden shed with a concrete floor and power plus rainwater tanks. There is an outdoor living area, perfect for entertaining friends or family in the upcoming warmer months. There is a carport with undercover parking for 2 cars. In a handy central location, it is close to public transport for easy access to the city and Port Adelaide. Not only that, but it is a 2-minute walk to the Gateway Shopping Centre which has several shops and services, including a 7-day supermarket, the Little Saigon Vietnamese takeaway and a Malaysian takeaway. Great coffee is nearby at the Rival Brothers café just up Port Road less than 5 minutes away and The Grind Coffee Roasters is nearby on Tapleys Hill Road. This fantastic suburb is a hidden gem, minutes from so many amenities including Westfield West Lakes, train and bus transport, Port Road to take you to historical Port Adelaide, Adelaide CBD and surrounding locations, fabulous public and private schools within easy reach, beautiful beaches and recreational parks nearby. If you're a 1st home buyer on a limited budget, or an investor wanting an easy care, low maintenance unit, this could be for you. Specifications Title: Strata titled Year built: c1989 Council: City of Charles Sturt Council rates: \$1,227.45pa (approx) SA Water & Sewer supply: \$153.70pq (approx) Strata: \$480pq (approx) ESL: TBC All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629