

**5/45 Princes Road, Kingswood, SA 5062**



**Unit For Sale**

Thursday, 18 April 2024

5/45 Princes Road, Kingswood, SA 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Mark Patterson  
0418898318

**\$475,000 - \$520,000**

Situated in a well-maintained group, this neat and tidy unit offers a fantastic opportunity for first home owners, downsizers or investors looking to secure a property in this convenient location. The solid brick unit offers polished floorboards throughout with a spacious living room adjoining the separate open-plan kitchen and meals area. Both bedrooms include built-in robes and are located adjacent the main bathroom with separate bath and shower. Notable features include:- 2 bedrooms, both with built-in robes- Spacious living room with air-conditioning- Updated kitchen with ample storage- Polished floorboards throughout- Separate laundry accessed via rear porch- Single carport adjacent unit- Currently tenanted at \$410 per week until December 2024 Conveniently located just minutes' walk to local amenities including Mitcham Square Shopping Centre (Woolworths, Foodland and Wallis Cinemas) as well as public transport links via bus and train. Zoned for Unley High School & just minutes to Mitcham Primary, Mitcham Girls High & Urrbrae Agricultural School. Property Specifics: Year Built / 1964 Council / City of Mitcham Council Rates / \$1,275 per year Strata Admin Fund / \$359.98 per quarter Strata Sinking Fund / \$50.00 per quarter SA Water Rates / \$153.70 per quarter ESL / \$104.40 per year CT / Volume 5831 Folio 668 Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. RLA 239101