

**6/34 Waller Street, Mansfield Park, SA 5012**



**Unit For Sale**

Saturday, 9 December 2023

6/34 Waller Street, Mansfield Park, SA 5012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Glenn Pagano  
0408895085

**\$275,000 - \$285,000**

RLA 252 299 This delightful two bedroom unit is available for sale. A super tidy group of only six units sitting on a corner block across from a large public reserve. Well-presented and maintained, the unit features an updated kitchen and bathroom, BIR's to both bedrooms, split system air-conditioning and covered parking. Currently tenanted at \$280 per week until April 2024, it makes a readymade investment opportunity. Waller Street is brilliantly located less than 15 minutes to the beach or the City. With Arndale Shopping Centre moments away, you probably won't need to go to town anyway. Out of respect to our great tenant, opportunities to inspect will be restricted to advertised Open times, so please do not miss your chance to take a look. Council Rates: \$1,025.40 SA Water: \$614.80 ESL: \$135 Strata Fees - Admin: \$2332