

**7/197-201 Anzac Highway, Plympton, SA 5038**



**Sold Unit**

Thursday, 9 November 2023

7/197-201 Anzac Highway, Plympton, SA 5038

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brigitta Waters

**\$275,000**

This unit is perfectly located for the buyer who wants convenience on their doorstep. Perfect whether you're a busy professional, first home buyer, or savvy investor. Don't let this opportunity pass you by. Situated on the top storey of a quiet group, this unit offers a unique living experience with a tree-top view balcony at the front, as well as a small retreat balcony to the rear, providing rare opportunity for relaxation and enjoyment. Intercom and key entry at the main door adds an extra layer of security and convenience for residents. A reserved off-street carpark with a personal keyed bollard is included, providing secure and convenient parking in close proximity to the main door. As you step inside Unit 7, you'll be greeted by an abundance of natural light thanks to the large lounge windows that lead out to the main balcony, along with the high raked ceilings, creating a spacious feel. Floating timber floorboards adds to the vibe and makes it low maintenance. The focal point of this unit is the open plan living/dining area and the recently renovated kitchen, including ample bench space, gas stove, and contemporary tile backsplash making easy entertaining or day-to-day living. A split-system air conditioner is also installed here for year-round comfort. The generously proportioned bedroom boasts space that is rarely found in a unit. Fitted with a built in robe and a beautiful big window that overlooks the second balcony area. You'll love the beautifully renovated bathroom, including a laundry nook to add ease to your daily routine. The inclusion of a washing machine in the sale is a bonus. The building has recently updated fire systems in place, ensuring safety for all residents. For the investor, the unit has a track record of being rented for \$290/week. An updated appraisal can be supplied on request, making it an attractive investment opportunity. The location is described as unbeatable, with easy access to local cafes, shops, and public transport. The proximity to trams makes commuting convenient, appealing to those who appreciate a cosmopolitan lifestyle. Whether you're looking for a place to call home or an investment property, this unit seems to have a lot to offer. Capital value - \$220,000 ESL - \$84/year SA Water - \$108/quarter Council - \$271/quarter Strata - \$522/quarter