

**9/5 Horrocks Street, Walkerville, SA 5081**

Smallacombe

**Sold Unit**

Monday, 9 October 2023

9/5 Horrocks Street, Walkerville, SA 5081

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Janet HansenSmith  
0410668676

**\$360,000**

Fabulous opportunity for investors, 1st home buyers, downsize or a great near city pad! This fully renovated one bedroom unit is light, bright and spacious and offers two private courtyards to enjoy. Featuring: \* Open plan kitchen, dining and living area with reverse split system air conditioner\* Generous bedroom with a walk-in robe and ceiling fan\* Neat bathroom\* Built in front load washing machine (included in the sale)\* Fully paved and very private front yard with brush fencing\* Private paved undercover entertaining area to the rear\* Floating floorboards and fresh paint throughout\* NBN plus satellite cable\* Security and privacy\* Well maintained group of 10\* Car parking space Currently tenanted until 24th November 2023. All in a blue-chip location with so many wonderful amenities close by including cafes, shops, fabulous parks, schools and so close to the city. Council: Town of Walkerville Council Rates: \$1,435.80 per annum SA Water: \$149.00 per quarter ESL: \$158.95 per annum Strata Rates: \$390.00 + \$32.00 (Sinking Fund) per quarter Year Built: 1960 Zoning: Suburban Neighbourhood.