

**2/2A King Street, Croydon, SA, 5008**

**HARRIS**

**Apartment For Sale**

Thursday, 10 October 2024

2/2A King Street, Croydon, SA, 5008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Rare Community-Titled Inner City Gem

Best Offers Closing Monday 28th October 12pm (unless sold prior)

Discover the ultimate inner-city escape in this ultra low-maintenance unit, nestled in a rare community-title setting of 4 properties - say goodbye to strata worries! Perfectly positioned with convenient transport options to the CBD, you'll enjoy local train lines and bus routes right at your doorstep.

Ideal for first-time buyers or savvy investors, this charming unit features two spacious bedrooms, including a master with a built-in robe. Step inside to find floating timber floors, new carpets, a fresh coat of paint, and an updated kitchen with a cozy breakfast bar. The modern tiled bathroom boasts a sleek new vanity, while the fully paved rear yard with a shade pergola and large clothesline offers the perfect outdoor retreat.

Valuable parking for two cars is also allocated to the unit. It is incredibly rare to find a property of this quality on a community title, meaning you own a portion of the land and don't need to live with the burden of restrictions and costs found with strata properties.

The location speaks for itself - just around the corner, from vibrant cafe culture on Elizabeth St and down the road from the bustling energy of Plant 4 Bowden. Love entertainment? You're just a short stroll from the Adelaide Entertainment Centre as well!

Don't miss your opportunity to secure this dream property!

Specifications:

CT / 6098/187

Council / Charles Sturt

Zoning / GN

Built / 1970

Land / 118m<sup>2</sup> (approx)

Council Rates / \$1309.10pa

Community Insurance/ \$152.50pa

Emergency Services Levy / \$99.20pa

SA Water / \$165.55pq

Estimated rental assessment / \$500 - \$540 per week / Written rental assessment can be provided upon request

Nearby Schools / Kilkenny P.S, Flinders Park P.S, Challa Gardens P.S, Woodville H.S

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409