

**23/3 Noblet St, Findon, SA, 5023**

**Apartment For Sale**

Wednesday, 25 September 2024

23/3 Noblet St, Findon, SA, 5023

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Low Maintenance Two Bedroom Unit

This great unit is positioned in the convenient location of Findon and suits a range of buyers, whether you're looking to relocate, downsize, or invest. Featuring two good sized bedrooms, a balcony and beautiful timber floorboards, this property is sure to provide you with a low maintenance, easy care lifestyle that you and your family can enjoy.

You'll find a range of amenities in close proximity such as Findon Hotel, Links Hotel, and Findon Shopping Centre to cater to your weekly groceries needs. Collins Reserve, Gleneagles Reserve, Don Klæbe Reserve, and Dampier Reserve are all close by, allowing you to embrace nature and the outdoors. The education options nearby include Henley High School, St Michael's College, Underdale High School, and Thebarton Senior College. All this, and only 20 minutes from the Adelaide CBD for further shopping, entertainment and education options!

### Key features:

- > Upon entrance to the home, you are greeted by a light-filled kitchen which is equipped with a double sink, a gas cooktop, and ample cabinetry.
- > Step further throughout the home and you will encounter a generously sized living and dining room which offers direct access to the balcony which overlooks the low maintenance courtyard.
- > Bedrooms one and two feature built-in robes
- > The bathroom offers a spa bath-tub, a shower, a toilet, and a vanity.
- > A reserved parking space for one vehicle is also on offer.

This property is currently tenanted for \$370.00 per week until the 16th of June 2025

### Details:

Certificate of Title | 5089 / 531

Title | Strata Title

Year Built | 1974

Land Size | 10 sqm approx

Cooktop | Gas

Council | City Of Charles Sturt

Council Rates | \$321.25 pq

Water Rates | \$165.55 pq

Strata Rates | \$450 pq

All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.