

**401/12 Wirra Drive, New Port, SA, 5015**



**Apartment For Sale**

Friday, 30 August 2024

401/12 Wirra Drive, New Port, SA, 5015

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nick Psarros



Mia Perrotta

## Easy-Care Living In The Port!

Experience serene living by Port Creek in the tranquil enclave of New Port. Perfect for first-time buyers, down-sizers, couples, or investors, this low-maintenance lifestyle awaits you. Situated on the top floor of the well-maintained 'The Shores' apartment complex, this residence offers exclusive access to a gym and pool. Enjoy the convenience of local amenities right at your doorstep, including easy access to the Glanville railway line and shopping at West Lakes or The Port Plaza.

### KEY FEATURES:

- Secure storage unit
- Gym and pool access
- Newly installed carpet
- Glass sliding doors leading out to the balcony
- Expansive, tiled balcony
- Cosy, light-filled living, kitchen & dining area with split system air-conditioning
- Kitchen with 4-burner gas cook top, stainless steel sink, oven and dishwasher
- Stone bench tops
- Roller blinds on all windows
- Bedroom with gloss built-in robe and carpet
- Bathroom with in-built laundry and stone bench-tops

\*No designated carpark\*

Strat Fees Inc. Sinking Fund = \$574 per quarter

Council Rates = \$272 per quarter

Embrace the strong sense of community in New Port, where there's always something to explore. Enjoy leisurely walks along the scenic trails, with more paths being added as the area continues to develop. The convenient train line to Outer Harbour and the city ensures easy travel. Discover the charm of eclectic Semaphore Road, where you can catch a movie or dine before heading to the beautiful Semaphore Beach foreshore. For all your shopping needs, explore the historic Port Adelaide or Westfield West Lakes.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.