

**Unit 3, 4/2 Ryan Avenue, Woodville West, SA, 5011**



**Sold Apartment**

Thursday, 17 October 2024

Unit 3, 4/2 Ryan Avenue, Woodville West, SA, 5011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Chris Janzon  
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## Unit 5, 2-Bedroom Unit Near Queen Elizabeth Hospital

Join Clifford Madtha from JC Real Estate SA eXp Realty & Chris Janzon from eXp Realty to discover this fantastic opportunity! Whether you're interested in purchasing all three units or securing one of these stunning 2-bedroom units individually, you're in for a treat. Located just 270 meters from Queen Elizabeth Hospital, this property offers the perfect blend of comfort and convenience in one of South Australia's most desirable suburbs.

### Key Features:

#### Unit 5:

- Open Concept Living: Light-filled living and dining area seamlessly flow into the modern kitchen, creating an inviting space for gatherings.
- Stylish Kitchen: Well-appointed kitchen with modern appliances, ample storage, and a convenient breakfast bar.
- Two Serene Bedrooms: Tranquil bedrooms with built-in wardrobes, offering comfortable retreats for relaxation.
- Elegant Bathroom: Contemporary bathroom with sleek fixtures and a refreshing ambiance, perfect for unwinding after a long day.
- Secured garage with remote keys for the ultimate convenience and protection!
- Building Size 68 m<sup>2</sup>
- Land Size 185 m<sup>2</sup>
- Built 1970
- Council Rate \$ 306.10 per quarter approx.
- SA Water \$ 153.70 per quarter approx.
- Currently Leased - \$420 per week and leased until Sept 2024.

Don't miss out on this fantastic opportunity to own a piece of prime real estate in a beautiful suburb.

**Desirable Suburb:** Nestled in a peaceful and well-maintained suburb, enjoy the benefits of a friendly community, nearby parks, and easy access to public transport, shopping centres, beaches and dining options.

**Additional Amenities:** Includes air conditioning, and a private outdoor space perfect for morning coffees or evening relaxation.

This unit is perfect for professionals, couples, or small families looking for a low-maintenance lifestyle without compromising on quality or location. Don't miss out on this fantastic opportunity to own a piece of unit or set of units in a beautiful suburb.

**Low Maintenance:** Ideal for investors/individual home owners, this property offers a low-maintenance lifestyle for tenants, reducing potential upkeep and maintenance costs.

Contact us today to learn more about this exceptional investment opportunity and to schedule a viewing!

We look forward to welcoming you to our next open inspection and helping you turn your property dreams into reality here!

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