

# 7/13 Victoria Cres, Mount Barker, SA, 5251



## House For Sale

Friday, 30 August 2024

7/13 Victoria Cres, Mount Barker, SA, 5251

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Clint Ray

0419244502

## **A Private and Peaceful Location to Enjoy A Low Maintenance Lifestyle!**

Discover this charming 1 bedroom, 1 bathroom unit nestled in the heart of Mount Barker, offering a blend of comfort and convenience that's perfect for first-time homebuyers or investors. Boasting 2.7-meter high ceilings, the unit exudes a spacious and airy atmosphere, making every room feel open and inviting.

The master bedroom is thoughtfully designed with built-in cabinets, ensuring ample storage and a clutter-free living space. The kitchen, neat and functional, features an electric, freestanding cooktop and oven, ideal for preparing meals with ease.

Adding to the appeal, this unit includes garage parking with a roller door, providing secure and convenient access to your vehicle.

Property currently tenanted at \$290.00 per week until 24/11/2024.

Located centrally, you'll enjoy the convenience of being within walking distance to Foodland, Dan Murphys, and a variety of cafes and restaurants. This property represents a fantastic opportunity to enter the market or expand your investment portfolio. Don't miss out on this ideal blend of location and comfort.

**CALL LAUREN GRANT (0427 824 650) TODAY TO ARRANGE YOUR INSPECTION**

Specifications:

CT / 5023/485

Built / 1976

Council / Mount Barker

Zoning / Urban Activity Centre

Land / 79sqm

Council Rates / \$475 p.q

SA Water / \$78 p.q

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. Interested parties should make their own inquiries and obtain their own legal advice.