

**9/12 Richard St, Mansfield Park, SA, 5012**

**Raine&Horne.**

**House For Sale**

Tuesday, 17 September 2024

9/12 Richard St, Mansfield Park, SA, 5012

**Bedrooms: 2**

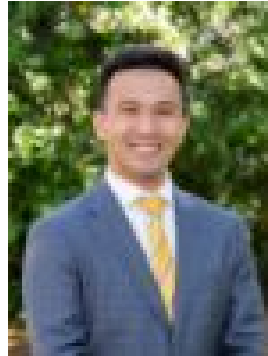
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Constantine Pappas  
0423047020



Jeremy Nguyen  
0401399886

## Great Investment or First Home

### Accommodation

This updated and neatly presented unit sits in a well maintained unit block on the upper level for extra security and privacy. It boasts a renovated kitchen, an open plan central living area, two spacious bedrooms, internal laundry and car space. The property is currently tenanted for \$340/week up until February 2025.

The sizeable central living area features a split system Fujitsu AC system. The fully renovated Kitchen boasts plenty of bench space and cabinetry, a 4 gas cook top and dual sink. The bathroom, although in original condition, has been well maintained and includes a bath & shower.

You have access to the front and rear balcony and a handy single car space.

This property presents as a tremendous opportunity for an astute investor or first home buyer so don't miss it!

### Key Features

- Renovated kitchen
- AC in central living area
- Large Bedrooms
- Internal laundry
- Set at the rear of the block on the upper level for optimal privacy and security
- Well maintained unit block
- Tenanted until Feb 25 for \$340/week
- Strata fees include (Admin Fund - \$558.55 per qr, Sinking Fund - \$162.50 per qr)

### Lifestyle

You are close to all key amenities including Arndale Shopping Centre with buses on Grand Junction Road. You are only 15-20min from the City.

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.