

**1/58 Sutton Terrace, Marleston, SA 5033**

**TURNER.**

**Unit For Sale**

Wednesday, 19 June 2024

**1/58 Sutton Terrace, Marleston, SA 5033**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Martin Betts  
0402560533

## **Best Offer by 8 Jul at 12pm | \$430,000 - \$470,000**

Best Offer by Monday 8th July at 12pm - Unless Sold Prior. This clean, neat and tidy ground floor unit is centrally located and is sure to impress. There is a generous living room which is serviced by a reverse cycle split system air conditioner. The main living room window faces north to capture the sun all year round, which makes the unit light and bright. The upgraded kitchen is functional and has a gas stove with ample bench and cupboard space. Both bedrooms are generously sized, and both have ceiling fans. The bathroom has also been renovated and has laundry facilities available as well. What makes this unit superior from the rest is the bonus study area, also the private yard area which also boasts its own access if you want to park another car or store a camper trailer. There is also a carport space allocated to the unit on the strata plan. Other things we like:- Instantaneous gas hot water service- Water filter in the kitchen- Floating timber look floors throughout- Quality blinds throughout- Heated towel rails in the bathroom- Security screens- Generous fenced private yard area- Garden/Tool shed- Quiet group of six all currently owner occupied- Secure gated community with remote access. In close proximity to the CBD, Adelaide Airport, Harbour Town and the beach, what more could you want in a location! For those looking to get into the property market or looking for that easy care investment property in an affordable price range, then this one is certainly worth a look. CT / 6042 / 607 Year built / 1970 Equivalent Building Area / 60 sqm (approx.) Community Title Council / City of West Torrens Council Rates / \$1,085.70 p.a. Community Admin Levy / \$573.00 p.q. Community Sinking fund / \$95.50 p.q. Water & Sewer / \$153.70 p.q. ESL / \$90.05 p.a. Zoning / General Neighbourhood. Speak to TURNER Property Management about managing this property #expectmore RLA 62639