

# Unit 1 / 6 Rowell Crescent, West Croydon, SA 5008



## Sold Unit

Friday, 3 November 2023

Unit 1 / 6 Rowell Crescent, West Croydon, SA 5008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Unit



Sonia Monteleone  
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**\$397,500**

Adelaide Property Brokers (RLA275183) is proud to present this 2-bedroom unit nestled at the forefront of a charming community of six units, this delightful home offers a perfect blend of modern comfort and convenient living. Boasting two cozy bedrooms, a well-appointed bathroom, and a range of desirable features, this front unit is an appealing gem that awaits its lucky owner. As you step inside, you'll immediately notice the welcoming ambiance, enhanced by the wall air conditioner and heating system that ensures year-round comfort. In the master bedroom, a ceiling fan keeps the climate just right, and a built-in wardrobe provides ample storage space, ensuring your belongings are neatly organised. The heart of this home is undoubtedly the modern kitchen, where sleek design meets functionality. With generous storage options and a gas stove top paired with an electric oven, perfect for the budding chef! The convenience continues with a bathroom and laundry combination, optimising space and functionality. Step outside to the paved courtyard, great for outdoor dining. A small garden shed adds extra storage space, perfect for stowing away tools or seasonal items, ensuring that your living space remains clutter-free. This low-maintenance unit is an ideal investment opportunity or a perfect fit for those looking to downsize. With a welcoming community atmosphere, this front unit offers street frontage in a quiet street within the western suburbs known for its family friendly environment. Its low-maintenance design, combined with the convenient location between the city and the sea, makes it an excellent choice for investors or those seeking a great place to call home. Within proximity to public transport, parks and local shopping centres you'll have everything you need at your fingertips. Don't miss the chance to secure yourself a home in the sought-out suburb of West Croydon and make this property yours today! Council Rates: \$306.00 p/qtr approx SA Water: \$197.98 p/qtr approx Strata Fee: \$315.00 p/qtr approx Build: 1971