

**2/242 Fletcher road, Largs North, SA 5016**

**House For Sale**

Friday, 29 March 2024

2/242 Fletcher road, Largs North, SA 5016

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 62 m2**

**Type: House**



Steve Moffatt  
0418180157

## **Best offer by 16th April 2024 by 5pm USP**

Welcome to 2/242 Fletcher Road, Largs Bay - a charming 2 bedroom homette in single story group that is perfect for first home buyers, down sizers or investors. Built in 1976, this property has been updated and well-maintained and is ready for new owners to move in and make it their own. The homette offers comfortable, low maintenance living in a convenient location close to transport, beach and shopping. This property features a spacious gas heated and air conditioned living area, a well-appointed updated kitchen / Dine with stainless steel appliances, two generously sized bedrooms with ceiling fans, master bedroom with built in robe and split system air conditioning. The bathroom features floor to ceiling tiles, with walk in shower alcove, the carport provides space for two vehicles, front and rear gardens with outdoor area for entertaining or relaxing. Located in the seaside suburb of Largs North, this property is close to local shops, schools, parks, public transport and of course just a brisk stroll to Largs Beach. Don't miss out on this opportunity to own a piece of real estate in this sought-after suburb. Best offer by 16TH April 2024 by 5pm USP Contact Steve Moffatt for further details on 0418180157 Council Rates \$1,032.35 per year Water Supply per quarter \$74.20 Sewer \$79.50 Emergency Services Levy \$123.45 per year Strata Fees \$348 per quarter. Sinking Fund \$108 per quarter For more information or to arrange a viewing, contact us today. Price Upon Application. \*If a land size is quoted it is an approximation only. You must make your own inquiries as to this figures accuracy. Harcourts Smith (Kate Eliza Real Estate Pty Ltd) does not guarantee the accuracy of these measurements. All development inquiries and site requirements should be directed to the local govt. authority.\*Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. RLA 242793