

# 2/6 Laver Terrace, Felixstow, SA 5070



## Unit For Sale

Wednesday, 14 February 2024

2/6 Laver Terrace, Felixstow, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 74 m2**

**Type: Unit**



Lucky Padma

**\$460,000 - \$490,000**

2/6 Laver Terrace, Felixstow, SA 5070 The perfect starter has arrived and just in time for the new year! Whether you are a first home buyer, downsizer or looking for the next addition for your portfolio, this warm, comfortable, and cosy residence is sure to impress. This low-maintenance, home has been well-maintained over the years, providing you with a home with elements of character, waiting for its next chapter to be written. Features you will love: \* Two spacious bedrooms (Master with BIR) \* Centrally located bathroom with sunlight and separate toilet \* The elegance continues with the home fitted entirely with LED downlight. \* Spacious living area, with ample natural light via the beautiful arched window. \* New Paint / New Floorboards throughout the house \* Kitchen with updated cupboards, electric cooktop, and breakfast bar \* Split System air conditioner in the open plan living area \* Private low-maintenance front and backyard with side gate access \* Secure parking with a roller door-equipped garage This prized location is highly sought after for its proximity to a host of lifestyle attractions and essential amenities. You are moments to both Glynde and Marden retail hubs and an easy 10-minute CBD commute, with great local schools (East Marden Primary, Felixstow Community School, St Joseph's School, Marden Senior College, Open Access College & St Peters College). The community leisure and aquatic hub at The Campbelltown Arc and Payneham Swimming Centre are close by for endless summertime enjoyment, and public transport options including bus services and the O-Bahn (from Klemzig Interchange) are just minutes away for the utmost in daily ease and convenience. CALL Lucky Padma TODAY TO ARRANGE YOUR INSPECTION 045 1919

8500 info@bachelorrealestate.com.au www.bachelorrealestate.com.au RLA -313051 SPECIFICATIONS Year Built / 1970 Building Area / 74.m2 approx Land Area / 153 m2 approx CT / 5244/869 Council / city of Norwood Payneham & St Peters Council Rates / \$1,255 pa (approx) Zoning / Residential SA Water rates / \$370 pa (approx) ESL / \$94.30 pa (approx) Strata Manager / Adelaide Strata & Community Management Strata Fees / \$427.76 pq (approx) includes \$99.48 pq (approx) for sinking fund 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. #ForSale #RealEstate #Adelaide #Felixstow #bachelorrealestate