

**4/182 Anzac Highway, Glandore, SA 5037**



**Unit For Sale**

Wednesday, 19 June 2024

4/182 Anzac Highway, Glandore, SA 5037

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Bronwyn Drabsch

## Best offers by Tues 2/6/24

Currently rented for \$470 per week until February 2025 this one bedroom unit is ideal for those looking to add to the investment portfolio or perhaps looking for a first home or an Adelaide base?The bedroom features a built-in robe and fully updated ensuite bathroom (with washing machine and clothes dryer). There is also an open living/meals area adjoining the kitchen which has also been updated and features ample cupboards and bench space. There is a carport providing undercover parking for one car plus a handy small store shed. The unit comes fully furnished and equipped. Centrally located between the city and the beach you are situated approximately 6km from the Adelaide CBD and close to all amenities, including the Kurralta Park Shopping Centre which is across the road, bus transport on Anzac Highway plus you are only a short walk to the tram. You are also only minutes to the Adelaide Airport and close to great schools and sporting facilities, with easy access to both Adelaide and Flinders Universities. ENQUIRE TODAY! RATES AND FEES: Council rates: \$TBC per annum SA Water - water rates: \$TBC per quarter SA Water - sewer rates: \$TBC per quarter Emergency Services Levy: \$TBC per annum Strata fees: \$381.38 per quarter (funds in account as at 09/02/2024: \$18,698.03) Sinking levy: \$35.72 per quarter (funds in account as at 09/02/2024: \$50,286.09) OTHER INFORMATION: Council: City of West Torrens Strata Manager: Strata Data Year Built: 1960 THE FINE PRINT: Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.