

6/6 Albert St, Payneham, SA 5070

Call Agent

Unit 2  1  1 



### Desirable City Fringe Location

A well maintained and presented spacious two bedroom unit that provides low maintenance living in an outstanding near city location. The rooms are of generous proportions and comprises two double bedrooms, large lounge room, fantastic kitchen and separate laundry. The property is currently rented on a furnished basis and returns \$280 per week on periodical lease terms.

**Open for Inspection**

By Appointment.

Positioned in Payneham's desirable western pocket adjacent to Evandale, this home is situated within only 10 minutes to some of Adelaide's most desirable hot spots including Norwood Parade, North Adelaide and of course Adelaide CBD. The property is also walking distance to Good Life Gym, Marden Shopping Centre and many handy amenities. The enviable 'eastern suburbs' lifestyle is on offer here so don't miss your chance to secure this.

Council Rates: Norwood Payneham & St Peters \$235 PQ (approx.)

SA Water Rates: \$148.35 PQ (approx.)

Body Corporate: DUKES \$265 PQ

For all enquiries please call Beverley Philpott 0414 880 001 or David Philpott 0414 422 889. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires 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. Development is subject to all necessary council consents.

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice – RLA 46442.

### Listed By



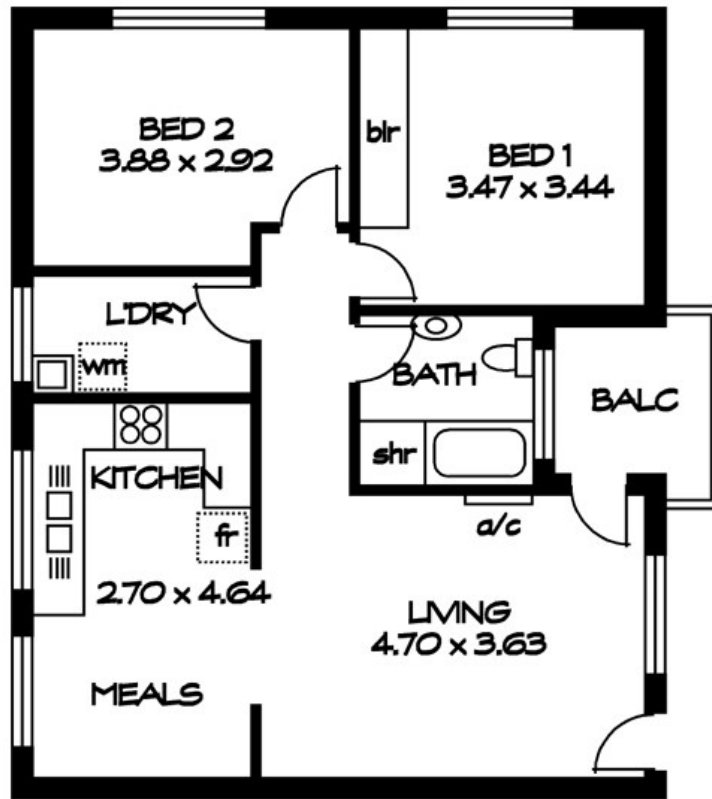
David Philpott  
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Beverley Philpott  
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Floorplan



AREAS (approx)	m <sup>2</sup>
LIVING:	75
BALCONY:	5
TOTAL	80