



## FOR SALE

### ROOF TOP APARTMENT CITY LIVING OR INVESTMENT

Blue Door Property Sales | @realty agent Shane Magor, proudly presents Unit 8 / 12 – 20 Cromwell Street, Adelaide FOR SALE.

Affordable opportunity to secure a brilliant roof top strata apartment in the city's south east corner.

This city living apartment was recently modernised throughout painted throughout (including ceilings) and new carpet to living / bed rooms and new vinyl in the kitchen. Proudly offering excellent security, lock up garaging for one vehicle, air conditioning and private rear courtyard.

Available with vacant possession or the possibility of around \$400 rent per week, this outstanding apartment is low maintenance cosmopolitan living!

Strata Fees \$685 per quarter – healthy sinking fund with future maintenance budgeted through Whittles Management Services  
Council rates \$328 per quarter - Adelaide City Council  
SA Water \$154 per quarter.

Please call your local independent real estate professional on 0400 254 933 for additional information or to make arrangements to view this property.

Thinking of selling and want to save around 20% to 30% in marketing and sales commission, please ring me to find out how.

Need finance options for this purchase or just looking to check your current loan rate, contact Yellow Brick Road, Noarlunga Branch for all your lending requirements.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$315,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

UNIT 8 12-20 CROMWELL STREET  
ADELAIDE

whilst every care was taken, these  
measurements & illustrations are approximate  
& cannot nor should be relied upon