



## BLACK FOREST 6/39 Aroha Terrace

**\$275,000 - \$285,000**

**TAKE NOTE INVESTORS, DOWNSIZERS & FIRST HOME BUYERS!**

2 Bed | 1 Bath | 1 Car

**Property Web ID:** 14035148792

Secure, private, upstairs apartment in sought after Black Forest!

Beautifully presented 2 bedroom apartment with lush garden views.

The property features:

- \* 2 spacious bedrooms with BIR
- \* Spacious open plan kitchen/dining/living room with access to private balcony
- \* Reverse cycle air conditioners
- \* Quiet and secure upstairs location with secure access from locked downstairs foyer
- \* Spacious bathroom with bathtub plus separate laundry
- \* Dedicated under cover car space

Great location with Clarence Park Kindergarten and Black Forest Primary within walking distance. The convenience of the tram at your doorstep for city or coastal commuting.

Don't miss this double brick constructed apartment in quiet location!

\*\* The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with, have returned from any interstate or overseas destination within the last 14 days or you are displaying any flu like symptoms please do not attend property viewings. \*\*

Council: City of Unley

Council Rates: \$878.00 per annum

SA Water: \$156.20 per quarter

ESL: \$99.30 per annum



Strata Rates: \$508.60 per quarter  
Year Built: 1958  
Zoning: Residential B350

**INSPECT:**

Sat 26 Sep, 9:00am - 9:30am



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