



FIRLE 2/32 Hampden Street

\$290,000 - \$310,000 - SOLD

BRILLIANT LOCATION ~ SO MUCH POTENTIAL!

2 Bed | 1 Bath | 1 Car

Property Web ID: 14035148793

This solid brick, free standing unit, is perfect for those looking to renovate and add value.

Ideally set overlooking Adey Recreation Reserve, this unique property offers an astute buyer the chance to make their own improvements.

Comprising of;

- * Very generous living and dining room with high pitched ceiling, split system air conditioner and space for an electric heater
- * Dining area with sliding glass doors to the outside
- * Neat kitchen overlooking dining
- * 2 double bedrooms, both very generous in size, both with built in robes and ceiling fans
- * Large bathroom with toilet
- * Separate laundry
- * Courtyard garden with garden shed, plus a generous front yard

Additional extras include;

- * Roller shutters to all main windows
- * Carport space

So well located with a large reserve right on your doorstep and set in a well maintained group of 7. Minutes to great shopping including Firle and Glynburn Plaza. A range of excellent schools including Trinity Gardens, St Josephs and Norwood Morialta are all within easy access. Be in the city in minutes.

** 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 Norwood Payneham & St Peters

Council Rates: \$1,051.13 per annum

SA Water: \$156.20 per quarter

ESL: \$98.45 per annum

Strata Rates: \$625.00 per quarter

Year Built: 1975

Zoning: Residential 1.1 – Medium Density



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