



3/258 Ward Street, North Adelaide



REDUCED \$265,000

'TOP SPOT'

Web ID: 14603110919

John Colley
0418 816 621



Spacious ground level unit, packed with exciting potential. Comprising single bedroom with ensuite and built-in robes, living room with garden outlook and adjoining dining area, basic but functional kitchen, generous courtyard, carport and split system air conditioning. A short stroll to Adelaide Oval, CBD and all North Adelaide has to offer. Currently leased to great tenants.

Title Reference: Volume 5046 Folio 991

Strata Plan: No. 4051

Zoning: North Adelaide Historic (Conservation) Zone Carclew Policy Area 5

Council: Corporation of the City of Adelaide

Council Rates: \$1,217.90 per annum (2018/2019)

SA Water Rates: \$842.08 per annum

Emergency Services Levy: TBA

Strata Maintenance Contribution: \$479.17 per quarter

Lease Details: Period 17/11/18 - 15/11/19. Rent \$260 per week