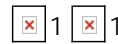


## 6/53 Archer Street, North Adelaide



**\$230,000 - \$235,000**

**'TOP SPOT'**

**Web ID:** 14603110924



**John Colley**  
0418 816 621

Perfectly positioned within walking distance of O'Connell Street, Melbourne Street, the parklands and the CBD. First floor unit, light and bright throughout, in a group of eight. Very neat and tidy, comprising bedroom with built-in-robe, kitchen adjoining the living/dining room which enjoys a leafy outlook and bathroom with laundry provisions. Ideal investment, first home or a city bolt-hole.

Title Reference: Volume 5004 Folio 162

Strata Plan: 1111

Council: Corporation of the City of Adelaide

Zoning: Margaret Street Policy Area 6

Council Rates: \$1,052.90 per annum

SA Water Rates: \$624.80 per annum plus usage

Emergency Services Levy: \$87.60 per annum

Strata Contribution: \$327.00 per quarter