





## 424/9 Paxtons Walk, Adelaide

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**Priced for immediate sale \$305,000-\$315,000**

**REDUCED TO FINALISE ESTATE**

**Web ID:** 14603110925

**John Colley**  
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In the heart of the 'East End', on the doorstep of Rundle Street and the University. Fourth level, two bedroom apartment with great views over 'Ayers House' and the hills beyond. With excellent security, the property provides the perfect opportunity for astute investors, those with children at Uni or an ideal lock-up and leave city pad. Please note - apartment is in great condition but requires floor coverings. All whitegoods included.

Title Reference: Volume 5985 Folio 601

Community Strata Plan: 23946

Council: Corporation of the City of Adelaide

Zoning: Capital City Zone

Council Rates: \$1,614.40 per annum

SA Water Rates: \$664.88 per annum

Emergency Services Levy: \$113.50 per annum

Strata/Community Contribution: Administration Fund \$823.00 per quarter. Sinking Fund \$234.00 per quarter