



Unit 7, 29 Larrimah Rd, Morphett Vale



## PRIVATE & SECURE GROUP

Be quick to grab this exciting opportunity to own this well maintained unit that will make an ideal home or sound investment with a great rental income of \$260 per week.

Set at the end of the street and in a small group means there is very little traffic or interruption to you. The grounds are in fantastic condition and are regularly maintained.

The property is in great condition with high quality slate flooring to the living room and plush pile carpets in the bedroom, leaving you nothing to spend.

The master bedroom is generous in size and has a built-in-robe and a ceiling fan, as does bedroom 2, which could also double as a home office. The bathroom is a functional layout with full sized bathtub a large shower alcove. Unlike many units in the area, this one enjoys the benefits of a separate laundry.

The open plan living room has plenty of space for the TV, the sofas, and also includes a reverse cycle split system air conditioner, gas heater and ceiling fan. The kitchen is very functional and offers plenty of cupboard/bench space. Step outside to the rear yard which offers a large paved area and an undercover entertaining area a garden shed and private side access

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	\$230,000
<b>Property Type</b>	residential
<b>Property ID</b>	158
<b>Land Area</b>	184 m2
<b>Floor Area</b>	70 m2

## AGENT DETAILS

Scott Ellis - 0415 405 159

## OFFICE DETAILS

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