

**1/1 Dutton Avenue, Hectorville, SA 5073**



**Unit For Sale**

Tuesday, 11 June 2024

1/1 Dutton Avenue, Hectorville, SA 5073

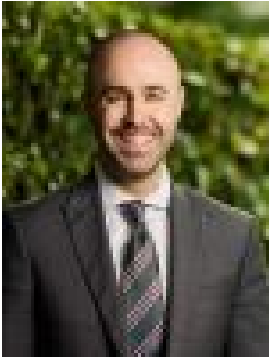
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: Unit**



Nick Borrelli  
0861871302



Nik Ilic  
0421162383

**\$449,000 - \$479,000**

Welcome to 1/1 Dutton Avenue, Hectorville. This charming 2-bedroom, 1-bathroom unit, situated at the front of a group of ten, offers a blend of comfort and convenience. As you step inside, you'll be greeted by a spacious, light-filled living area adorned with plush carpeting, creating a cozy atmosphere for relaxation. The unit features a well-designed kitchen and dining area, complete with a double sink and ample cabinetry, perfect for your culinary needs. Both bedrooms are carpeted and equipped with ceiling fans, with the master bedroom also boasting a built-in robe for additional storage. The bathroom is well-appointed with a bath, shower, and vanity storage, ensuring a comfortable and functional space. The laundry area provides direct access to the backyard, making household chores a breeze. Outside, you'll find a sunny private courtyard, ideal for enjoying your morning coffee or hosting a small gathering. The unit also includes a single carport for your convenience. Additionally, the lawn area at the front of the unit belongs exclusively to this unit, providing extra outdoor space for your enjoyment. Situated in a prime location, this unit is just steps away from Foodland Hectorville and Hectorville Pharmacy, catering to your daily needs. A short four-minute stroll will take you to Aysgarth Avenue Reserve, while a six-minute drive brings you to the beautiful Morialta Conservation Park, perfect for outdoor enthusiasts. Additionally, The Parade Norwood is only a six-minute drive away, offering a variety of shopping and dining options. For those commuting to the city, the heart of the CBD is just a fifteen-minute drive from your doorstep. The new Morialta Secondary School is also within walking distance, providing excellent educational opportunities for families. Embrace the perfect blend of comfort, convenience, and lifestyle at 1/1 Dutton Avenue, Hectorville. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | CAMPBELLTOWN Zone | GN - General Neighbourhood House | 104sqm (Approx.) Built | 1974 Council Rates | \$TBC pa Water | \$TBC pa Gas | \$TBC pa