

**1/10 Maria Street, Melrose Park, SA 5039**

Smallacombe

**Sold Unit**

Saturday, 12 August 2023

1/10 Maria Street, Melrose Park, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

**\$595,000**

This delightful property offers an excellent investment opportunity or a chance to secure your perfect new home. Currently tenanted until January 2024 at \$450 per week, but with some flexibility for an early vacant possession (by negotiation). All this and more in a great location: \* Neat, low maintenance home in well-presented quiet group \* Spacious open plan living and dining with large picture windows flooding the room with natural light \* Great size kitchen boasting stone benchtops and ample storage \* Two generous sized bedrooms, both with built in robes and convenient access to the family bathroom \* Bathroom with fitted shower and bath as well as a separate toilet \* Full-size laundry with storage \* Low maintenance easy care gardens, private and secure backyard ~ just the right size for entertaining but with plenty of scope to add your own touches Additional features include: \* Internal entry to garage (with auto roller door) ~ plus parking space in front of the garage \* Reverse cycle air conditioning \* Security shutters and skylights Perfect for investors, first home buyers or those wanting a lock up and leave property. Conveniently located close to train and bus routes, Castle Plaza shopping centre, great cafes and restaurants on Winston Avenue, quality local schooling, Flinders University and Hospital, and close to the city and beach. \* These images are representative of the property and were taken in 2018 \*\*\*

The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with are displaying any flu like symptoms please do not attend property viewings. \*\*Council: City of Mitcham Council Rates: \$1,307.45 per annum SA Water: \$153.70 per quarter ESL: \$114.25 per annum Strata Rates: \$942.40 per 6 months (\$471.20 per quarter) Year Built: 1993 Zoning: Suburban Neighbourhood