

1/12 Avenue Road, Highgate, SA 5063



Unit For Sale

Wednesday, 12 June 2024

1/12 Avenue Road, Highgate, SA 5063

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Joe Marriott
0488451773

Auction | \$550,000

Auction - Saturday 6th July 1:00pm Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this charming unit, that provides a perfect blend of comfort and convenience in a highly sought-after location. Nestled at the front of an exclusive complex of just four units, it offers easy access to all essential amenities right at your doorstep. Plus, you're just a short drive away from the bustling CBD! The expansive front yard, adorned with lush greenery and rear access, enhances the unit's appeal. Step inside this deceptively spacious home to discover an open-plan, light-filled living and dining area. Large windows illuminate the space in natural light, while a split system air conditioner ensures optimal comfort year-round. Stylishly updated, the modern kitchen features a spacious benchtop, a Bellini oven and gas cooktop, an Escatto dishwasher, and a double sink. Enjoy the serene view of your lush backyard while you cook, or enjoy your morning coffee. You will absolutely love the two spacious bedrooms, each featuring plush carpeting, ceiling fans, and large windows that invite an abundance of natural light. The main bathroom perfectly complements the home with a bathtub and shower for your convenience. If you weren't completely sold yet, step outside to the oversized courtyard. It's an absolute gem! The large paved area makes entertaining a breeze year-round, and the gate provides convenient access to your expansive front yard. With its supremely quiet location and exclusive shopping and amenities within arm's reach, you've discovered an absolute gem! This delightful home is perfect for settling in long-term or as a hassle-free investment. It's situated in a highly prized zone for Unley High and Highgate Primary. Just minutes from the city, you can stroll to the local shops, boutiques, cafes, and restaurants along Duthy Street, Unley, and King William Roads. This ground-floor unit offers easy-care, and comfortable living, along with convenience, prime positioning, and privacy! More reasons to love this unit: *Tenanted until February 2025 - Strata titled - Large open-plan living & dining area with split system A/C and ceiling fan - Two spacious bedrooms with ceiling fans and large windows - Bathroom with bathtub - Updated Kitchen with quality appliances; Bellini oven and gas cooktop, dishwasher, double sink and ample storage solutions throughout - Laundry with built-in storage and rear access to the courtyard - Expansive paved courtyard with a garden shed for added storage solutions - Split system air conditioning - Neat and maintained group - Front allotment with spacious front yard and rear access - Private one-car carport at the rear of the group - A short drive from Mitcham Square Shopping Centre and the CBD - Endless public transport opportunities on Cross Road - Conveniently zoned to Highgate Primary and Unley High School Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.