

**1/12 Selkirk Avenue, Black Forest, SA 5035**

**HARRIS**

**Unit For Sale**

Friday, 24 May 2024

1/12 Selkirk Avenue, Black Forest, SA 5035

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Anton Vizzari  
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## \$500k-\$550k

Reimagined for a new era with mid-century origins embraced, and pride of place on one of Black Forest's most impressively tree-lined streets, this two-bedroom homette is bursting with scope to be your perfect downsizer, first home, or 'set and forget' investment. Sloping lines and cream brick honour C1955 heritage and cast an impressive street presence, fronting a floorplan defined by expansive living area. Wrapped with bay, porthole, and picture windows, lined with timber laminate floors, and centred by brick fireplace, it's a flawless first impression for the calibre carried throughout. Crisp white cabinetry and subway tile backsplash elevate an updated central kitchen, while a semi-enclosed pergola extends the living footprint alfresco, offering the ultimate private outdoor retreat. Two generous bedrooms provide plenty of room for bespoke configuration, both serviced by a high-end bathroom with floor-to-ceiling tiles, wall-hung vanity and LED oval mirror, delivering a serene space to start or end the day. Black Forest occupies enviable positioning between the city and the sea, while proximity to the Tram line makes it easy to leave the car at home for the morning commute. A quick walk finds you at Dear Daisy, Sublime, or Our Boy Roy for your morning caffeine hit or lazy brunch, while Forest Avenue Reserve and Goodwood Oval are also easily accessible on foot. Nearby Cumberland Park and Kurralta Park Shopping Centres for numerous amenities, with walking distance to Black Forest Primary and enviable zoning for Adelaide and Adelaide Botanic High Schools ticking the final boxes. Old meets new, form meets function, style meets convenience- it's the best of both worlds from every angle. More to love: • Private frontage onto Lincoln Avenue • Double garage • Separate laundry • High ceilings • Established gardens • Ceiling fans

Specifications: CT / 5033/75 Council / Unley Zoning / SN Built / 1955 Council Rates / \$980.50pa Strata Rates / \$496pq (including sinking fund) Emergency Services Levy / \$187.60pa SA Water / \$126.39pq Estimated rental assessment / \$490 to \$520 per week / Written rental assessment can be provided upon request

Nearby Schools / Black Forest P.S, Goodwood P.S, Richmond P.S, Plympton P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S, Springbank Secondary College

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