

# 1 & 2/208 Lonsdale Terrace, Millswood, SA 5034



## Unit For Sale

Wednesday, 7 February 2024

1 & 2/208 Lonsdale Terrace, Millswood, SA 5034

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 127 m2**

**Type: Unit**



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## \$740k & \$800k

Auction Sat, 24th Feb - 11.30am (usp) This converted Bungalow brings two residences on separate titles to be offered individually. Unit 1 - Price guide, \$740k Unit 2 - Price guide, \$800k These Strata Titled homes have similar attributes but with different floorplans & different feels, each offers something different than the other whilst the warmth of the era & excitement of the offerings are shared. Situated in a unique location, opposite Orphanage Park in a no-through road. Both laden with character features, the opportunity to renovate & add value to your own liking is perfectly matched with the convenience & popularity of this blue-chip location. Beautiful street appeal applies to both where room to move is the common theme. Both have over 100 sqm of living with Unit 2 being a little larger. Unit 1 is slightly smaller but with more rooms bringing greater flexibility with the floorplan. Similarly, Unit 1 has a valuable land holding of approx. 333 sqm whilst Unit 2 boasts a larger 370 sqm. Both possess a mix of character features including ornate & lofty ceilings, beautiful polished timber floors, leadlight & timber work, fireplaces and have upgraded kitchens, well proportioned rooms, two generous bedrooms & neat bathrooms. Each has undercover entertaining overlooking fabulous rear yards and well established gardens providing welcomed space to create your own slice of paradise. This outstanding location allows easy access to the fashion & dining culture of King William Road, together with ever changing Goodwood Road. Enjoy easy access to public transport, the CBD & an array of schooling options. Representing great value for this location with plenty to get excited about. Which do you prefer? What would you do if you owned both? Unit 1 - \$740k 2 bed / 1 bath / 2 car 333sqm land / 106sqm living CT Reference - 5019/877 Council - City of Unley Council Rates - \$1,183.15 pa SA Water Rates - \$170.91 pq Emergency Services Levy - \$145.25 pa Year Built - 1925 Unit 2 - \$800k 2 bed / 1 bath / 2 car 370sqm land / 127sqm living CT Reference - 5019/878 Council - City of Unley Council Rates - \$1,183.15 pa SA Water Rates - \$170.91 pq Emergency Services Levy - \$145.25 pa Year Built - 1925 All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403