

1/204 Payneham Road, Evandale, SA 5069



Sold Unit

Thursday, 15 February 2024

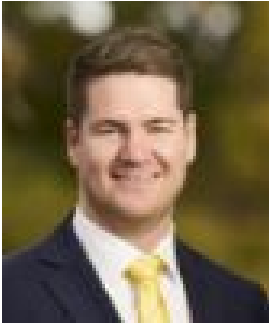
1/204 Payneham Road, Evandale, SA 5069

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$492,500

Gracing the prized front position of its manicured boutique group of five and boasting a coveted Northern orientation, this two bedroom unit offers immediate comfort, but is also the perfect canvas for an exciting project to update the interiors (Subject to Planning Consents). Enter through the front garden arch adorned by a climbing yellow rose and neat garden bed (with citrus tree), where the welcoming porch invites you into the spacious living room. Here natural light streams through the large picture window and the two graceful arches introducing the skylit dining zone, establish a sense of openness and timeless style. The adjacent L-shaped kitchen features ample cabinetry, a stainless steel oven with gas cooktop and pantry storage. The two bedrooms, bathroom and separate w.c. are all privately located off the passage-way. The generously-sized main bedroom with front garden aspects features a built-in robe and ceiling fan; while the bathroom accommodates a bath, walk-in shower, vanity unit with storage and a strip heater. The dedicated laundry opens out to the rear courtyard, as well as handy shopper access from the garage. The paved, south-facing courtyard runs the full length of the unit, providing covered outdoor space for relaxed alfresco living in entirely private easy-care surrounds. Each unit is separated by its own garage for enhanced independence and privacy, and our front unit also enjoys its own delightful fenced lawned area on the western side. Sure to appeal to a range of buyers from first home seekers to downsizers or astute investors, this impeccably maintained home unit also includes:-

- Reverse cycle wall air conditioning unit in living room
- Carpeted living room, passage & bedrooms
- Linen cupboard
- Secure auto-doored garage (under main roof) with internal access
- Exterior awnings on the two front windows
- Garden shed
- Western side gate for access to rear courtyard
- Visitors' carpark

This property offers effortless lock up and leave format just a stone's throw from The Avenues Shopping Centre, local favourite Nathaniel's Cafe, and buses out the front that'll drop you into the City. It's just mere minutes to the retail and entertainment delights of both Magill Road and The Parade, and just an 8-minute commute into the CBD. With scope to add value in the future, this is a sensational opportunity to purchase in this much sought-after high amenity locale. An exciting Evandale beginning indeed!

CT: 5031/487 Council: Norwood, Payneham & St Peters Council Rates: \$1,260.56pa (approx) Water Rates: \$153.70pq (approx) Strata Fees: \$500.00pq (approx) - including Sinking Fund RLA 312012