

1/2A Frick Avenue, Firlle, SA 5070

HARRIS

Sold Unit

Wednesday, 13 March 2024

1/2A Frick Avenue, Firlle, SA 5070

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 114 m2

Type: Unit



Tom Hector
0423767967



Clinton Nguyen
0432517003

\$750,500

Simply a standout of complete lifestyle convenience and light-filled cosy living, this bright and beautiful homette – not only nestled peacefully at the rear of this small block, but a stroll to Firlle Plaza and its thriving café scene – captures brilliant low maintenance living that's an absolute must see. Flooding with natural light and flowing over lovely timber floating floors, step into charming open-plan living that puts relaxing downtime as much on the agenda as easy entertaining. With tall gallery windows to the lounge and an L-shape footprint that sees the spacious kitchen and dining overlook a sunbathed courtyard and delightful all-weather alfresco... there's picture-perfect indoor-outdoor appeal here that can't be overstated. Whipping up delicious dinners to healthy breakfasts is a breeze too with a modern kitchen flush with great bench top space and gleaming stainless appliances, while the sleeping quarters enjoy surprising size too, as ceiling fans and a master embellished with elegant bay windows make life as pleasant as it is practical. A sparkling modern bathroom, separate WC, functional laundry with storage, and secure garage round off a home that'll make any first-time buyer or lifestyle-loving downsizer brimming with excitement. Surrounded by fantastic shopping options, a buzzing social scene primed for all ages, gyms, parks and playgrounds, and plenty of city-bound public transport where the CBD's bustling East End is a quick 6km away – this is every bit an idyllic entry into a hugely sought-after and convenient corner of Adelaide's east. Features you'll love:- Beautiful open-plan entertaining spilling with natural light, flowing over easy-clean hybrid floors, with a spacious kitchen ready to cook with company- Delightful outdoor alfresco area with all-weather pergola inviting picture-perfect morning coffee routines, lovely lunches, and a sunny low maintenance courtyard area ready for your personal touch- Stress-free foodie's zone featuring great bench top space, abundant cabinetry and cupboards, gleaming stainless appliances including dishwasher and all a comfortable conversation away from friends dining or relaxing in the lounge- Bright and airy master bedroom with lovely bay windows, ceiling fan and BIRs- Ample-sized second bedroom, also featuring handy ceiling fan- Modern bathroom with separate WC, practical laundry with storage, ambient LED downlights throughout main living, as well as split-system AC- Garden shed and secure garage with roller door Location highlights:- A leisure walk to a raft of local cafés and eateries dotted throughout the area, as well as the busy Firlle Plaza & Kmart for all your shopping essentials- Close to a long list of everyday amenities including gyms, parks and playgrounds, and public transport options- Only 7-minutes to the iconic Parade Norwood for more great lifestyle options, and a quick 12-minutes to Adelaide CBD Specifications: CT / 5047/631 Council / Norwood Payneham & St Peters Zoning / HDN Built / 1990 Council Rates / \$1,200pa (approx) Strata Rates / \$460pq (approx) Strata Manager / Stratarama Emergency Services Levy / \$120pa (approx) SA Water / \$210pq (approx) Estimated rental assessment / \$500 to \$520 per week / Written rental assessment can be provided upon request Nearby Schools / Trinity Gardens School, East Torrens P.S, Norwood International H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409