

**1/2a Moy Avenue, Warradale, SA 5046**



**Unit For Sale**

Friday, 12 April 2024

1/2a Moy Avenue, Warradale, SA 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Unit**



Zoe Ball Mike Dobbin  
0415633989



Sam Raven  
0419027492

**\$429k - \$469k**

This beautifully presented two bedroom unit is sure to be a hit for first home buyers, downsizers & investors alike. Located in the popular Warradale, it is close by to Marion Shopping Centre, less than a minute walk to the train station and not far from Brighton Beach & Jetty Road Precinct. Out the front you will find a very well looked after lawn, a row of low maintenance Agapanthas across the fence line and a neat little porch, a perfect spot to enjoy a morning coffee, or some wine & cheese in the evening. Stepping into the formal lounge you are greeted by lovely polished timber floors, plus a ceiling fan, split system heating & cooling and a large light filled window complete with security roller shutters. The kitchen offers light filled skylights and plenty of storage space with overhead cabinetry plus a separate unit with added cabinetry and a side board in the adjoining dining area. For anyone living on their own concerned about security, there are security screens over the flyscreen and external roller shutters. The master bedroom offers brand new carpet, plus a brand new ceiling fan/light and built in robes, and again, roller shutters to the main window. Bedroom two features those lovely polished timber floors and a built in robe. There is also a good size main bathroom, linen storage plus an external laundry adjoining the porch off the kitchen. The home is serviced by instant gas hot water. Outside you will find a concrete paved courtyard, great for entertaining a few family & friends. There is also a handy garden shed for added storage. To the front of the home is assigned undercover parking. Don't miss out on this fantastic unit, call Zoe or Sam today. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified (RLA 222182)