

**1/32 Ormond Avenue, Daw Park, SA 5041**

Smallacombe

**Unit For Sale**

Friday, 26 January 2024

1/32 Ormond Avenue, Daw Park, SA 5041

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Janet HansenSmith  
0410668676

## Contact Agent

Solid brick, in a small group of 4 and only one shared wall. This deceptively spacious, light, fresh and updated 'homette' features: \* Generous size living room with reverse cycle split system air conditioner \* Fabulous kitchen with excellent storage, brand-new oven & cooktop, and adjacent dining \* Two good size bedrooms, both with built in robes \* Light filled, fully tiled bathroom \* Separate laundry with good storage \* Private courtyard garden with scope to add your own improvements, as well as an additional area in front, allocated to Unit 1 ~ potential for additional parking/garden space More to love about this property: \* Fresh neutral décor throughout including, quality blinds and curtains, flooring, downlights and freshly painted throughout \* Undercover car park plus additional car parking space available in front of the unit \* External blinds \* Quiet group of 2 x 2 units separated by the carport \* Rental potential of \$480 per week (approx.) Perfect as is, or potential to add your own touches and in such a convenient location. Just steps to Foodland, Medical Centre, childcare and various shops including Butcher. Enjoy local cafes and restaurants on both Goodwood Road and Winston Avenue. Minutes to public transport ~ central to the city, the hills and the coast. Zoned to Unley High School and within easy access to other quality schools including Westbourne Park, Colonel Light Gardens and Edwardstown Primary Schools. A perfect opportunity to enter a tightly held, friendly community. Council: City of Mitcham Council Rates: \$1,299.80 per annum SA Water: \$153.70 per quarter ESL: \$99.10 per annum Strata Rates: \$525.00 per quarter Year Built: 1975 Zoning: Suburban Neighbourhood