

**1/33 Hughes Street, Unley, SA 5061**

**CENTURY 21**

**Townhouse For Sale**

Wednesday, 29 May 2024

1/33 Hughes Street, Unley, SA 5061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 105 m2**

**Type: Townhouse**



Jarrah Holmes

**\$649,000 to \$713,000**

This townhouse exudes comfort, coziness and privacy, making it the perfect retreat in the heart of Unley. Nestled in a prestigious pocket between King William Road and Unley Road, it offers convenience, security & comfort all with an enviable metropolitan lifestyle. With its prime location, this property presents one of the best opportunities on offer in a rising Adelaide market. Currently tenanted at \$520.00 per week the property is sure to appeal to savvy investors & home owners alike. Upon entering the front door, you will be greeted by a spacious open living & dining area, adorned with sleek ceramic floor tiles & mood-setting downlights, creating an inviting atmosphere. The modern kitchen is equipped with overhead cupboards, a pantry, dishwasher & a stainless steel under bench oven, complemented by a gas cooktop for convenient meal preparation. Seamless access from the kitchen leads to the enclosed yard with a storage shed, perfect for relaxing in privacy. Additionally, the property features a conveniently located downstairs laundry & toilet for accessibility, enhancing the functionality of the home. Ascending upstairs, you will find two comfortably carpeted bedrooms, each equipped with built-in robes for ample storage and Ducted Reverse Cycle Air-Conditioning to ensure year-round comfort. Conveniently located at the front of the group this lovely home gives you easy access to the street as well as a designated lock-up garage. All of the above within a 5-minute walk to Unley Shopping Centre, King William Road Cafe + Shopping Precinct & a short drive to the Adelaide CBD, Hills and beautiful Beaches. Easy access to some of Adelaide's finest public schools such as Glenunga International High School, Unley Primary School, Unley High and Mitcham Girls High School. The home also offers, Close proximity to shops, hospitals, medical facilities & vibrant cafes, enhancing the convenience of this location. Specifications: Strata Rates / \$700.00 per quarter Sinking Fund / \$62.00 per quarter Strata Manager / Adcorp This immaculate townhouse is sure to go fast so don't miss your opportunity and call today! Contact Jarrah J Holmes on 0430 145 991 "Connecting Property & People" RLA 262459\* Approximate\*\* 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 advice.