

1/35 Main Street, Lobethal, SA 5241



House For Sale

Wednesday, 7 February 2024

1/35 Main Street, Lobethal, SA 5241

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 365 m2

Type: House



Matt Kenny
0458820101



Ashleigh Kenny
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Auction Sunday, 25 Feb at 10:30 AM (USP)

With all of the conveniences of Lobethal at your fingertips, this unit is an absolute gem, situated on virtually flat land with a pretty yet low-maintenance courtyard garden. This superb property will suit investors, first home owners and retirees who desire independent living from traditional retirement villages or anyone seeking low-maintenance living that maximises space and functionality in an ultra-convenient location. It provides two to three bedrooms, with the large main bedroom including a built-in robe and reverse-cycle air conditioner at the rear of the home. A good-sized second bedroom with a robe is perfect for the kids or a guest room or study. Formerly the garage, a third good-sized bedroom and a handy storage room make this home more spacious than expected. (Converting this space back to a garage would be straightforward for the new owner.) The property is further enhanced with a private rear courtyard, shed and beautiful gardens. The kitchen, bathroom and large laundry are beautifully presented, with nothing more to do but move in, enjoy, or rent out immediately. Positioned well back from the road in a quiet and peaceful small group of three, this strata-titled property will suit those looking for an ideally located, secure and low-maintenance property without compromising accommodation or amenities. It is within easy walking distance to the Lobethal shopping precinct, close to local primary schools, childcare, kindy, and public transport, and a 45-minute drive to the Adelaide city centre. What makes this property special?

- Prized location.
- Two to three good-sized bedrooms.
- Off-street parking.
- Well laid out kitchen and laundry.
- Low maintenance, pretty gardens.
- Spacious rear yard with storage shed.
- Reverse cycle air conditioning.

Specifications: CT | 6071/777 Strata Plan | 13703 Council | Adelaide Hills Built | 1994 Zoning | Township Main Street Council Rates | \$1,509.97 p/a approx. SA Water supply | \$74.20 p/q approx. SA Water sewer | \$79.50 p/q approx. Emergency Services Levy | \$101.40 p/a approx. You must not rely on information in this publication. Always seek independent advice.

VENDORS STATEMENT - Please Note: The Vendor's Statement will be available for inspection at the agent's office three business days before the auction and at the auction site at least 30 minutes before the auction.