

1/37 Kingston Avenue, Daw Park, SA 5041

**NOAKES
NICKOLAS**

Unit For Sale

Thursday, 30 November 2023

1/37 Kingston Avenue, Daw Park, SA 5041

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 108 m2

Type: Unit



Sam George
0400260066



Zac Watts
0448217726

\$400K - \$410K

Best Offers By Monday 18th December at 12pm (Unless Sold Prior). Ready to secure a place to call your own? This solid brick late 70's unit offers tidy and spacious living in Daw Park. Comprised of two bedrooms, one bathroom, a large lounge and a well-sized kitchen/meals, enjoy independent living with this fabulous home base with easy access to Goodwood Road from Kingston Avenue. As unit one, enjoy the streetscape from behind private gardens. Enter directly into the carpeted living room and take in a sunny space that will take your comfiest lounge setting, and flows effortlessly via timber framed double doors to the kitchen/meals. Enjoy a retro tiled splashback, timber look cabinetry and a gas cooktop, with plenty of room for a dining table. Two sunny bedrooms are also carpeted, while you have both a well-maintained bathroom and a dedicated laundry. Head down the ramp to your private courtyard and consider how you'll make it your own, whether it's with an outdoor setting, or plenty of potted greenery. There's so much to love about life in family-friendly Daw Park. Boasting a thriving café scene, enjoy local hotspots including The Middle Store and Local Crowd. You're walking distance to your nearest Anytime Fitness as well as Goodlife Health Clubs, and close to a range of great shopping options including Pasadena Foodland, Castle Plaza and Woolworths and Big W Cumberland Park. Ideal for Flinders Medical workers and CBD commuters alike, public transport is a breeze along Goodwood Road, while you're just 7km to the coast and 10km to the Adelaide Hills. Daw Park connects you to it all! More features to love:- Small managed strata group of four- Dedicated carport- No maintenance private rear courtyard with shade sail and garden/storage shed- Gas heater and split system A/C to lounge- Instant gas hot water system- Moments to Margaret Lohmeyer Kindergarten- Easy access to public transport along Goodwood Road- Just 5.5km to the Adelaide CBD Land Size: 108sqm Year Built: 1977 Title: Strata - Adcorp Property Group Council: City of Mitcham Council Rates: TBASA Water: TBAES Levy: TBA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.