

**1/38 Highgate Street, Highgate, SA 5063**

**HARRIS**

**Unit For Sale**

Thursday, 11 April 2024

**1/38 Highgate Street, Highgate, SA 5063**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Patrick Haymes  
0418828252

**\$680k-\$720k**

Having undergone recent significant improvements this residence will appeal to a variety of purchasers, downsizers, retirees, first home buyers and investors. Offering 2 bedrooms, both with built in wardrobes and main with reverse cycle air conditioning, spacious living also with reverse cycle air conditioning, dining area with north facing outlook, new Caesar stone kitchen, fully renovated bathroom, laundry. Spacious grounds, outdoor paved entertaining, garage with auto door and a 2nd car space further enhance this most impressive home, so handy to excellent shopping, transport and outstanding schools. A terrific opportunity to acquire an easy care, lock up and leave unit in a highly sought after residential location. Specifications: CT / 5013/864 Council / Unley Zoning / EN Built / 1984 Council Rates / \$992.50pa Strata Rates / \$500pq Emergency Services Levy / \$126.50pa SA Water / \$259.99pq Estimated rental assessment / \$510 - \$550 per week / Written rental assessment can be provided upon request. Nearby Schools / Highgate School, Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S, Springbank Secondary College. 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409