

1/40 Clark Avenue, Glandore, SA 5037



Townhouse For Sale

Thursday, 19 October 2023

1/40 Clark Avenue, Glandore, SA 5037

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 79 m2

Type: Townhouse



Rosalind Neale

\$460,000 - \$480,000

Situated in a small group of only four this two bedroom townhouse has recently been refreshed with new carpets and freshly painted with neutral tones throughout. Ideally located in a quiet setting and close to Kurralta Central shopping centre and within easy walking distance to public transport to CBD or Glenelg. Upon entrance you are met with a light and bright open plan living area which leads to the kitchen with glass cooktop, wall oven and plenty of cupboard space. The downstairs bathroom with shower, bath, vanity basin and toilet also offers laundry facilities. Upstairs are the two generous sized bedrooms with the master bedroom including a built-in robe and reverse cycle air-conditioning. Added extra upstairs includes ample storage space with floor to ceiling built-in linen cupboard. Private paved courtyard for entertaining and undercover off street parking space completes this property. Features include :

- Two storey townhouse in quiet group of 4
- Open plan living area
- Modern kitchen with wall oven
- Downstairs bathroom with laundry facilities
- Main bedroom with robe & r/c air-conditioner
- Generous sized second bedroom
- Undercover car parking space
- Private paved courtyard
- Freshly painted & new carpets

Specifications : CT / Volume 5023 Folio 567 Council / Marion Zoning / General Neighbourhood Built / 1970 Internal / 79.5 m2 (approx.) Council Rates / \$301.00 pq (approx.) SA Water / \$153.70 pq (approx.) (sewer & supply) ES Levy / \$118.75 pa (approx.) Strata Fees / \$532.00 pq (approx.)