

**1/5 Patricia Avenue, Hillcrest, SA 5086**



**Sold Unit**

Friday, 1 September 2023

1/5 Patricia Avenue, Hillcrest, SA 5086

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 63 m2**

**Type: Unit**

**\$370,100**

Marona Property Group is pleased to present this solid brick unit to the market. The unit has been recently upgraded to capture and provide the very best use of the space, bringing modern living to the low maintenance lifestyle you have been searching for, in a popular suburb. Packed with all the necessities, this quaint property offers two bedrooms, spacious eat-in kitchen/meals, separate large lounge, bathroom, separate laundry and a private yard. Bonus added extras for your living comfort: \*sizeable main bedroom with large BIR and wall split system \*updated kitchen with large pantry cupboard \*heating/cooling unit in the lounge room\*bath tub and large shower alcove in the bathroom\*extra linen cupboard in meals area\*floating timber flooring throughout\*updated light fittings in all areas\*soft furnishing/curtains on all windows \*car park located right near unit entry\*very low maintenance\*toolshed & small garden patch in rear yardGreat opportunity for a first time investor or the established investor wanting to add to their portfolio - the unit is currently leased at \$320 per week, until October 2023. In a small but well positioned suburb, it provides an easy drive or a pleasant walk to the nearby Gilles Plain Shopping Centre. Close to specialty shops and popular eateries along Main Nth Road. Specifications:CT || Vol 5057, Folio 967Council || Port Adelaide EnfieldZoning || Residential ZoneBuilt || 1974Water Rates || \$220 p.q. Strata/Community Rates || \$335 p.q Emergency Services Levy || \$90 p.a. Council Rates || \$930 p.a.Nearby Schools || Hillcrest Primary School, Avenues College, Hampstead Primary School, Roma Mitchell Secondary CollegeRLA 254815