

1/7 Orchard Avenue, Everard Park, SA 5035

HARRIS

Unit For Sale

Thursday, 13 June 2024

1/7 Orchard Avenue, Everard Park, SA 5035

Bedrooms: 2

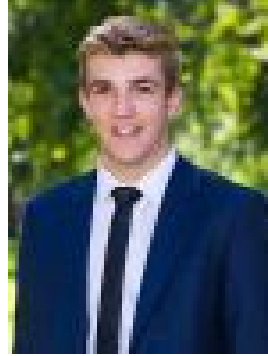
Bathrooms: 1

Parkings: 1

Type: Unit



Yianni Garbas
0882023500



Jack Helms
0409734453

Contact Agent

If you're searching for charming, low maintenance with room to move, in an impeccable location, and lifestyle convenience right at your fingertips, let this beautifully updated, 2-bedroom haven – in a small group of 3 and a stone's throw to bustling shopping hubs as well as the CBD itself – be the answer you've been looking for. A bright and airy abode to begin with, and offering far more space to entertain or unwind than most, this delightful homette now enjoys warming hybrid floors running through the generous lounge, skylight-lit and fully refurbished kitchen. Perfect for cooking with company, the spacious foodie's zone is just a comfortable conversation away from wining and dining friends, letting you whip-up weekend deliciousness across great bench top space and gleaming stainless appliances, while staying a part of the fun. A private alfresco manages to capture crucial northern sun, giving this secluded spot ideal warmth for morning coffee routines and summer lunches. A neat rear garden bed adds welcome pops of greenery to your private courtyard. Main bedroom featuring wall-to-wall built-in robes. Well positioned between the two sleeping quarters, you'll find the neat and tidy bathroom big enough to see a separate shower, bath and separate WC for added practicality. With a private garage adding both storage and security, jumping in the car is far from a necessity here. Whether you're doing your daily shop at the Goodwood Road shopping precinct with an award winning butcher, bespoke wine store, café's and a myriad of bars; or hopping on the tram, bus or train to zip into the CBD, a tick over 2km away – it's hard to beat such everyday convenience and low maintenance living. Whether you're a lifestyle lover, first-time buyer or looking to park your capital in a popular city-fringe locale, 1/7 Orchard Avenue, is lovable without needing to lift a finger. Features you'll love:

- Beautiful open-plan lounge, dining and spacious kitchen combining for a lovely and light-filled entertaining hub
- Updated in 2019 modern kitchen featuring great Mirostone benchtop polish in 2022, abundant cabinetry and cupboards, stainless oven and gas cooker, and view into the alfresco.
- 2 spacious bedrooms, both enjoying durable flooring, and master with huge BIR
- Practical laundry and additional storage
- Neat and tidy contemporary bathroom updated March 2019.
- Secure garage with roller door and charming red-brick frontage with neat garden greenery
- Security screens on windows, and front and rear security doors
- Off-street parking for 2 or more vehicles.
- New awnings installed July 2022

Location highlights:

- Stellar city-fringe positioning letting you walk, ride, train or bus into Adelaide city just 2km away
- A short walk to thriving Goodwood Road, with limitless cafes, bars, and independent stores.
- Minutes to Kurralta Park & Kmart Shopping Centre delivering all your shopping, amenity and café needs in the one handy place
- Excellent cosmopolitan base putting you perfectly between the city and enroute to the vibrant Glenelg Beach

Specifications: CT / 5022/305 Council / Unley Zoning / EN Built / 1980 Council Rates / \$993.25 pa Strata Rates / \$362.30 pq Emergency Services Levy / \$127.1 pa SA Water / \$200.05 pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Black Forest P.S, Goodwood P.S, Richmond P.S, Plympton P.S, Sturt Street Community School, Adelaide H.S, Adelaide Botanic H.S

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 | 333839