

**1/73 Balham Avenue, Kingswood, SA, 5062**



**Sold Unit**

Wednesday, 21 June 2023

1/73 Balham Avenue, Kingswood, SA, 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Liston

0884716173

## Charming Home Unit on The Park

This beautifully presented single-story unit will make an ideal first home, investment property or downsizer. Recently updated throughout, it is situated within a small group of six within delightfully leafy surroundings.

Located at the end of a quiet cul-de-sac opposite Urrbrae Wetlands, it offers a peaceful and private location with no need to compromise on convenience.

This colonial style single-story unit has been meticulously cared for over the years and has received important updates. You can move straight in or add your finishing touches.

You will feel right at home as soon as you step inside. The spacious lounge and dining area is a delightful place to relax, with gorgeous timber floors bathed in natural light. French doors open onto the private courtyard shaded by gum trees, perfect for BBQs or evening drinks with friends.

If you can resist the temptations of the local dining options, cooking will be a breeze in the updated eat-in kitchen with gas cooking and a sensational amount of cupboard space.

There are two generous double bedrooms on offer. The master bedroom boasts plush carpet and built-in robes.

There is also a large laundry with convenient internal access to the lock-up single carport and clothesline.

There's a lot to love about this popular city-fringe location. You are just a hop, skip and jump from the Unley Road shopping precinct, Mitcham Square, as well as prestigious public and private schools and kindergartens. With easy access to great public transport and cycling routes, you can leave the car at home!

Things we love:

Single-story unit nestled among nature

Peaceful yet convenient location

Meticulously presented

Two bedrooms

Open-plan lounge and dining room

Updated eat-in kitchen

Secure carport with roller door

Well-maintained, quiet group of six

Close to shops, cafes, transport and prestigious schools

Don't miss this opportunity to get your foot on the property ladder or secure a great investment. Call David Liston for more information.

The Vendor's statement may be inspected at 4/37-39 Sherriffs Rd Lonsdale for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Property Specifications:

Title: 5046/966

Council: City of Mitcham

Zoning: Established Neighbourhood (EN)

Council Rates: \$1,202.05 pa

ES Levy: \$239 pa

SA Water: \$146.65 pq

Nearby Schools: Mercedes College PS, Highgate School, Mitcham Girls High School, Unley High School, Urrbrae Agricultural High School

Rental Estimate: \$420 - \$440 pw

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.

RLA 296441