

1/9 Aroha Terrace, Black Forest, SA 5035

HARRIS

Unit For Sale

Tuesday, 2 April 2024

1/9 Aroha Terrace, Black Forest, SA 5035

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$695k-\$760k

Best Offers By Monday 15th April at 10am Unless Sold Prior Privately set back from the street behind secure fencing, a flourishing front garden and shady gum trees, this bluestone villa has undergone an eclectic makeover, managing to retain all its magnetic character with a refreshed and stylish edge. Quality built c1983, the three-bedroom reproduction takes a solemn nod to the distinctive old-world charm with high ornate ceilings and decorative cornicing, all whilst offering modern convenience and freestanding privacy. Occupying prime position at the front of Aroha Terrace, the home grants rare perks of a secure carport with rear access, along with an additional undercover park off-street. Entering from the classic verandah to the formal entry, you are directed to a beautiful living zone upon slate tiles, fitted with an ultra-effective Rinnai gas heater that welcomes the cooler months. Sharing the space with an open dining room, you're connected to both a terracotta-paved undercover atrium – a perfect and private spot to enjoy your morning coffee or evening meal – and a timber-clad kitchen that offers dishwasher, vintage Smeg oven and Rinnai gas cooktop. Another decorative ceiling rose and modern pendant shine light upon the spacious master, accompanied by timber built-in robes and its own ensuite. Soft carpets continue down the hall to bedrooms two and three, both boasting built-in robes and central access to an enchanting retro green bathroom and laundry. Bordering our desirable southern city-fringe – you're connected to the city festivities, Glenelg coastline and everything in-between from the tram stop only 250m away whilst the train line connecting you to Westfield Marion, Noarlunga and back is a short stroll from home. No doubt, you have it all at your beck and call from character-filled Aroha. Even more to love:

- Two separate carports
- Irrigated front gardens
- Separate bath
- Light-filled courtyard enclosed under glass panels
- Freshly painted throughout
- Ample storage
- Ducted evaporative cooling
- Gas heating
- Ducted vacuuming & alarm provisions
- Zoned for Black Forest Primary, Adelaide & Adelaide Botanic High Schools
- Walking distance to multiple modes of public transport
- Proximity to Dear Daisy café, Goodwood Oval, Unley Swimming Centre & Sasmee Park

Specifications: CT / 5018/431 Council / Unley Zoning / SN Built / 1983 Council Rates / \$1258.30pa SA Water / \$177.05pa ES Levy / \$151.30pa Strata Fees / \$450pa self managed Estimated rental assessment / \$530 to \$560 per week / Written rental assessment can be provided upon request Nearby Schools / Black Forest P.S, Goodwood P.S, Richmond P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S, Springbank Secondary College

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