

10/52 Dulwich Avenue, Dulwich, SA 5065



Unit For Sale

Friday, 8 March 2024

10/52 Dulwich Avenue, Dulwich, SA 5065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 99 m2

Type: Unit



Ashley Matto
0488643777



Luke Holden
0466600455

\$600k

Auction Sat, 23rd Mar - 12pm (usp) A unit with the perfect opportunity to simplify life and love where you live. No matter how you describe it, there is no denying this rejuvenated home hits a rare, sweet spot for downsizers, fast-paced professionals, first homebuyers and single-child families. Set back from Dulwich Avenue to create a desirable sanctuary; this home glows from the moment you step into its bay-windowed, light-filled lounge room, ensuring you instantly feel right at home. With two neat bedrooms, an updated kitchen and bathroom, and a covered courtyard, the only thing better than being at home is leaving to enjoy the breezy lifestyle it affords near public transport, parks/reserves, cafes, and Burnside Village nearby. A sweet spot, no matter how you describe it. Features we love... - Beautifully maintained and updated throughout - Loads of natural light - Updated kitchen with dishwasher, electric cooktop, and bundles of storage - Ducted reverse cycle airconditioning throughout - Fully updated bathroom with walk-in shower - Updated separate laundry - Undercover courtyard or easily revert to an undercover carport - Beautifully presented landscaped, low-maintenance gardens - Metres from local shops/pharmacies and bus stops - A short drive to Burnside Village, Frewville and the CBD - Close to Rose Park Primary School CT Reference - 5853/594 Council - City of Burnside Council Rates - \$993.05 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$121.05 pa Strata Admin - \$425.00 pq Sinking Fund - \$50.00 pq Year Built - 1966 Total Build area - 99m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 286513