

11/2 Maple Avenue, Klemzig, SA 5087

Raine&Horne.

Unit For Sale

Thursday, 18 April 2024

11/2 Maple Avenue, Klemzig, SA 5087

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 80 m2

Type: Unit



Constantine Pappas
0423047020



Ranjani Barot
0481863394

Auction - Sat 27th April @ 11am

Accommodation This neat, 2 bedroom unit boasts new flooring, new kitchen cupboards and benchtop, an open plan central living room, 2 spacious bedrooms and a lock up shed with security shutter. You are also situated at the end of the group of units so you only share 1 adjoining wall for extra privacy and security. The updated kitchen features plenty of cabinetry and bench space as well as a 4 gas cook top with rangehood. Both bedrooms are generously sized with the Master bedroom boasting a wall to wall built in wardrobe. The bathroom/laundry includes an updated vanity as well a shower and toilet. This is the ideal opportunity for a first home buyer or investor looking to capitalise on a great investment yield! Don't miss this one!

Extra Features- Split system AC- New Flooring- New kitchen cupboards and bench tops- Tenanted for \$280 per week up until the end of June- Strata \$466 (app) per quarter

Lifestyle Klemzig is a family friendly North Eastern suburb only 15min from the CBD and close to a plethora of shopping amenities and transport options. The O'Bahn buses at the Klemzig interchange will have you in the City in under 10 minutes. You have the Greenacre shopping centre just up the road as well the cafe and restaurant precincts in North Adelaide and Norwood. You also have the Klemzig Primary School and Kindergarten close by.

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.