

**11/2 Warwick Avenue, Toorak Gardens, SA 5065**



**Other For Sale**

Wednesday, 27 December 2023

11/2 Warwick Avenue, Toorak Gardens, SA 5065

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Brandon Pilgrim  
0438807061



Nick Griguol  
0499499808

## Best Offers By Tuesday 23rd January 12:00PM

Near unrivalled city-fringe convenience surrounded by solid-brick, mid-century charm that shows compact can also very much mean cosy, 11/2 Warwick Avenue promises idyllically low maintenance living in this coveted pocket of Adelaide's leafy East. A leisure stroll to local cafés and bakeries, as well as the popular Dulwich Grocer for everyday fresh produce, and arm's reach to both the bustling Parade Norwood's vibrant social hub and the CBD itself just a skip and jump through the Victoria Parklands - there's a remarkable opportunity here bringing incredible lifestyle simplicity that can't be overstated. Well positioned on the light-filled second floor, enjoy a bright and airy open-plan interior helmed by wide, view-catching windows at one end, and the practical kitchen zone at the other. With durable carpets here in the living flowing through to the spacious bedroom spilling with natural light, along with an equally sparkling white bathroom and laundry, you'll find complete comfort for picture-perfect downsized living. A stellar opportunity for those eager to escape the rental race, maybe a stress-free base for downsizers looking for easy CBD access, or possibly a no fuss investment option - whichever your reason, you don't want to miss out on a property in such a blue-ribbon locale. FEATURES WE LOVE • Beautifully maintained and charming unit block of timeless mid-century contemporary appeal • Light, bright and airy open-plan lounge and original kitchen with scenic treetop views over an all-weather balcony alfresco • Generous bedroom featuring handy BIRs and lots of natural light • Neat and tidy bathroom and laundry combination with crisp white tiling, and combined bath and shower • Undercover carport LOCATION • Around the corner from delicious local cafés and bakeries, the picturesque Fergusson Square Reserve, and the Dulwich Grocer • Moments to Burnside Village for all your shopping essentials, and just 4-minutes to the vibrant Parade Norwood • Only 1.8km walk to Adelaide CBD Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | Burnside Council Zone | EN - Established Neighbourhood \ House | 58.4sqm (Approx.) Built | 1964 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa