

**12/20 Cassie Street, Collinswood, SA 5081**

**HARRIS**

**Sold Unit**

Tuesday, 15 August 2023

12/20 Cassie Street, Collinswood, SA 5081

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Contact agent

This delightful two-bedroom property offers a comfortable and modern living space, complemented by its convenient location and desirable features. With its open-plan kitchen, dining, and living room, wardrobes in both bedrooms, carport, balcony, and a well-presented functional kitchen equipped with stainless steel appliances, this home provides an inviting atmosphere for you to enjoy. Situated in the sought-after suburb of Collinswood, this property boasts an excellent location that provides easy access to a range of amenities and conveniences. Nestled just a short distance from the Adelaide CBD, you can enjoy the best of both worlds – the tranquillity of a residential neighbourhood and the vibrancy of easy access to the city centre for work or lifestyle. Surrounded by a selection of reputable schools, within close proximity you'll find a range of options for both public and private education facilities. Being in the zone for Walkerville and Nailsworth Primary Schools and for secondary zoning you will have the option of Adelaide High School and the new Adelaide Botanic High School. Access from 12/20 Cassie Street is a breeze, thanks to its convenient transport options. The property is within walking distance of multiple bus stops, ensuring effortless connectivity throughout the area. Additionally, the nearby North Adelaide Train Station provides a convenient rail option for those traveling further afield. Residents will appreciate the proximity to various shopping destinations that cater to all their needs. Just a short drive away, you'll find the Collinswood & NorthPark Shopping Centres, which offer a range of retail outlets, grocery stores, and dining options. For a more extensive shopping experience, the vibrant North Adelaide precinct and the popular Rundle Mall in the Adelaide CBD are easily accessible. For the investor, this property is currently leased for \$365.00 per week which provides an attractive return to the new owner. Presenting an enticing opportunity to own a charming property in a convenient and sought-after location. With its well-designed living spaces, ample storage, carport, rear balcony, and modern features, this home offers both comfort and style. Take advantage of its proximity to quality schools, efficient transport options, shopping centres, and the bustling Adelaide CBD. Don't miss the chance to make this property your own and embrace a lifestyle of convenience and enjoyment. Contact Craig Costello of Harris Real Estate today to arrange an inspection and secure this fantastic opportunity. Specifications: CT / 5980/948 Council / Prospect Zoning / EN Built / 1966 Council Rates / \$1364pa Strata Rates / \$407pq Strata Manager / Strata data Emergency Services Levy / \$57pa SA Water / \$150pq Estimated rental assessment: \$350 - \$385 per week (Written rental assessment can be provided upon request) Nearby Schools / Walkerville P.S, Nailsworth P.S, Adelaide Botanic H.S, Adelaide H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409