

**12/38 Childers Street, North Adelaide, SA 5006**



**Unit For Sale**

Thursday, 16 May 2024

12/38 Childers Street, North Adelaide, SA 5006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Unit**



Rachael Pavli  
0882674995

**\$450,000 - \$490,000**

Offers By | Tuesday 4th June at 10am (Unless sold prior) One of 14 units behind a gated entrance, this property provides sun filled interiors, and the bonus of lock up and leave convenience. Located along one of North Adelaide's best tree lined streets. This solid and spacious unit provides the perfect opportunity for lifestyle living. In an upstairs position and securely tucked away towards the rear of the group, it has undergone a complete renovation in recent years with timber flooring and a neutral colour scheme. Notable features:- Renovated kitchen and bathroom- Neutral colour scheme and timber look floors- Laundry facilities in the bathroom- Upstairs, end positioning- Split system heating and cooling in living room and master bedroom- Large communal bike shed This property is positioned in unsurpassed proximity to the attractions of North Adelaide and has impressive homes in the immediate surrounds. This is trendy living, in the near city locale of one of our most sought after suburbs. Walk to O'Connell St, public transport, nearby cinema, schools and shops with an abundance of parks and open spaces nearby. A rare opportunity, not to be missed! Council Rates | \$1,680.45 pa SA Water | Not declared ESL | \$108.95 pa Strata | Admin \$489.89 pq | Sinking \$192.50 pq Year Built | 1969 Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.