

13/10 Swan Avenue, Klemzig, SA 5087

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Unit For Sale

Wednesday, 15 May 2024

13/10 Swan Avenue, Klemzig, SA 5087

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Lidija Kies
0882697711



Allison Bartlett
0882697711

\$295,000 - \$320,000

This well presented, two-bedroom upper-level unit is perfect for those buyers looking for a property to live in, at an affordable price point equally representing a great opportunity for astute investors. Offering a brilliant lifestyle with just 7km's (approximately) from the CBD additionally providing fantastic views to the hills from the balcony. Tucked away in a peaceful location this well-kept and secure, set back from the road; will impress the astute buyer looking for a quiet, low maintenance lifestyle with close proximity to many facilities. The layout is not only functional but also comfortable and inviting, featuring two bedrooms and one bathroom. Soft, natural light floods the kitchen and living area, complemented by modern neutral flooring. Additionally, this property is poised to attract investors, as it already has a tenant in place. Investors can capitalise on the historically strong rental yields in the area and potential future capital growth. Features that make this home special:- Large bedroom with ceiling fan- Good sized second bedroom with ceiling fan- Light filled lounge/dining with ceiling fan and split system air conditioner- Stylish and neat kitchen with ample bench and storage space- Modern bathroom with separate shower and bath- Valuable separate laundry with dryer- Timber laminate floors throughout living area- Neutral decor throughout- Single undercover carport- Currently tenanted at \$330.00 per week until September 2024 It's all here, offering a low maintenance lifestyle. This home is positioned in a great location leaving you spoilt for choice! Close to all facilities including the magnificent Linear Park, GAZA Sports and Community grounds, The O'Bahn Interchange and also in close proximity to several local shopping options. Within walking distance or a very short drive you have a variety of schools, early childcare facilities and other public transport options. All this and only a 10-minute drive to the city and approximately 6kms to Adelaide oval. All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. RLA 313174