

13/2 Ayliffes Road, St Marys, SA 5042



Sold Unit

Tuesday, 19 September 2023

13/2 Ayliffes Road, St Marys, SA 5042

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Unit



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Looking for the perfect, move-in ready apartment that offers incredible value in an unbeatable location? The ultimate opportunity for savvy investors (leased at \$325pw) or first-homebuyers, this comprehensively updated one bedroom unit in St. Marys ticks all the boxes. The best bit? All the hard work's been done! In fact, the photos simply don't do it justice. Positioned mere footsteps from Shepherd's Hill Recreation Park and just a stone's throw from Flinders University, this quality unit, tucked away within a quiet, well-kept complex, flaunts beautifully refurbished open plan interiors with freshly painted walls and sleek, timber-look floors that add to its charm. A spacious living zone offers a sunny place to relax, while a large, double-glazed front window invites soft natural light through fresh white blinds. A brand new kitchen flows from here too, featuring modern stainless steel gas cooking, electric oven, ample bench space and a pantry cupboard to store all your culinary essentials. Generously proportioned bedroom while a stylish bathroom with sleek stone-look tiles provides the finishing touch and a dedicated parking space means you'll never have to worry about the car. In addition to its incredibly low-maintenance appeal, everything you need is within arm's reach. Appreciate the short stroll to amenities that include Flinders Medical Centre, Flinders University and popular Pasadena Shopping Centre, catch a movie at Westfield Marion and be charmed by the coastal views, sparkling waters, cafés, restaurants and pubs of Brighton's vibrant foreshore just 10 minutes from home. The short city commute's a breezy one too, thanks to ample public transport on your doorstep, and Adelaide Airport's just 20 minutes away when the travel bug bites. An unbeatable investment or perfect property starter, come and experience the true wow-factor of this impeccable renovation up close - it's even more stunning in person! Property Features: - An exceptional investment opportunity with outstanding return potential, that will appeal to students, downsizers or busy professionals looking for a convenient, easy-to-maintain lifestyle - Fully renovated, one bedroom unit on the lower level - Fresh and inviting interiors, completely repainted with modern, easy-care finishes, sleek, timber-look flooring, double glazed window (Living Room) and contemporary blinds - Brand new kitchen with stainless steel gas cooktop, electric oven, pantry cupboard, ample storage and plenty of bench space - Generously proportioned main bedroom- Updated bathroom with modern stone-look tiles, shower, vanity & toilet + laundry provisions (Shower Screen to be installed)- Dedicated parking for one vehicle - Conveniently located inbetween Flinders University & Pasadena shopping centre - A short drive to Flinders Medical Centre, Westfield Marion, Brighton beach - Easy access to public transport and major transport routes Built in: 1970 Certificate of Title: 5060/710 Council: City of Mitcham Council Council Rates: \$296.00 pq (approx) ESL: \$76.75 pa (approx) SA Water: \$70.80 (plus usage) (approx) Strata: \$390.89p/q (approx) Rent Return: Currently Leased at \$325pw until June 2024 Nearby Conveniences & Attractions: Adjacent Shepherd's Hill Recreation Park, Women's Memorial sporting grounds & Watiparinga Reserve Walking distance to public transport ~800m to Flinders University Tonsley or Bedford Park Campus ~1.8km to Pasadena shopping centre ~1.8km Flinders Medical Centre Westfield Marion (~5 min) Brighton beach and its popular Jetty Road foreshore precinct (~10 min) Glenelg beach & Jetty Road shopping precinct (~12 min) Adelaide University Waite Campus (~12 min) Adelaide CBD (~12 min) Adelaide International Airport (~18 min) If this property sounds like your next opportunity, connect with Natalie Jones from We Connect Property today to arrange an inspection or find out more.