

13/6 Third Avenue, Everard Park, SA 5035



Sold Townhouse

Friday, 3 November 2023

13/6 Third Avenue, Everard Park, SA 5035

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 181 m2

Type: Townhouse



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\$845,000

Embrace urban sophistication in this sleek, centrally-located residence, designed for comfort and convenience. Not only will you find yourself steps away from a bevy of quality amenities, but your family will also benefit from zoning for Adelaide's most coveted public high schools. Modern amenities meet contemporary design in this stylish home as open plan living pairs beautifully with quality finishes and abundant natural light. A valuable second living area, well-sized bedrooms and endless built-in storage ensure you will experience city-fringe living at its finest.- Stylish contemporary design offering a comfortable and convenient lifestyle- Centrally located with excellent access to quality shopping, transport and schooling options- Zoned for the highly desirable Adelaide High & Adelaide Botanic High Schools- Modern kitchen boasting SMEG appliances, pantry and stone countertops- Stainless steel appliances include gas cooktop, electric oven and dishwasher- Spacious open plan living with clever storage and abundant natural light- Sizeable primary bedroom with ensuite and generous built-in robe storage- Well-sized secondary bedrooms which both feature built-in robes- Quality wool carpets used in bedrooms and secondary living area- Floor-to-ceiling tiling and frameless showers in both bathrooms- Versatile secondary upstairs living space with pitched ceilings- Established yet easy care gardens require minimal upkeep- Ducted reverse cycle air-conditioning throughout- Paved patio adjacent open plan living space- Convenient third toilet adjacent laundry- Loads of built-in storage throughout- 2.7m ceilings on both levels

Important Information: Title: Community Title Land size: 192m² Build year: c2020 Council: City of Unley Council Rates: \$1,340 pa. (approx) SA Water: \$195.47 pq. (approx) Emergency Services Levy: \$169.40 pa. (approx) Community Mgmt: Whittles Community Levy: \$591 pq. (approx) Rental appraisal: \$700 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330