

# 14/40 Byron Avenue, Clovelly Park, SA 5042



## Unit For Sale

Thursday, 13 June 2024

14/40 Byron Avenue, Clovelly Park, SA 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brett Lewis



Paul Harris  
0403522342

**\$440,000 - \$480,000**

First National Lewis Prior takes pride in presenting this property to the market. Discover the perfect blend of comfort and style in this well-proportioned open plan living and dining area, adorned with feature light fittings that create a warm and inviting atmosphere. Enjoy parkland views from your updated kitchen, equipped with modern amenities including a dishwasher and PuraTap, making meal prep a breeze. Retreat to the serene bedrooms, each fitted with built-in robes and ceiling fans, ensuring a comfortable night's sleep. The main bedroom offers a lush outlook, providing a tranquil escape within your own home. The generous-sized bathroom features a full bath, shower, and vanity, complemented by a separate toilet for added convenience. The laundry, with direct access to the outside, enhances your daily routines with ease. Stay comfortable year-round with ducted reverse cycle air conditioning and appreciate the fresh feel of freshly painted walls and floating timber floors underfoot. Electric roller shutters fitted throughout offer added security and privacy. Step outside to the enclosed rear yard, complete with a garden shed and low-maintenance gardens, ideal for those who enjoy outdoor living without the hassle of upkeep. A designated carport ensures off-street parking is always available. Located within close proximity to the Marion Hotel, Tonsley precinct, Mitchell Park Sports and Community Club, and the Mitchell Park Train Station, convenience is at your doorstep. A short drive takes you to Castle Plaza Shopping Centre, Flinders University, and Flinders Medical Centre, making this property perfectly positioned for both lifestyle and practicality. We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you. For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Brett Lewis or Paul Harris. Council Rates: \$1,173.03 p.a. SA Water: \$153.70 p.q. ESL: \$181.55 p.a. Strata: \$546.55 p.q.