

**14 Sparman Close, Adelaide, SA 5000**



**House For Sale**

Wednesday, 22 May 2024

**14 Sparman Close, Adelaide, SA 5000**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 80 m2**

**Type: House**



Daniel Seach  
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## **Auction On-Site Saturday 8 June 2:15PM**

Torrens Titled and positioned in a private "no-through" laneway, and with a courtyard with city views, this low maintenance property is inviting and warm and has an atmosphere that instantly feels like home. Downstairs, you have polished concrete floors, a European laundry with great storage, and a spacious open-plan living space, with beautiful natural light captured through floor-to-ceiling windows. The kitchen has a 900mm SMEG cooktop, dishwasher and plenty of storage. The sun-drenched courtyard offers a great sitting area with cbd views. Upstairs there are three spacious bedrooms, all with carpeted floors and two bedrooms with built-in robes. Both bathrooms are modern and very serviceable, with the central bathroom offering a large bath, and the master bedroom has a large corner balcony. A valuable commodity in the cbd is parking; this property has a garage with internal access and storage. Situated in the law district, offering easy access to the tram, busses, and some of the cbd's finest entertaining, restaurants, pubs and cafes.- Rare Torrens Title property positioned in a private "no-through" laneway- Polished concrete floors throughout the ground floor- Spacious open-plan living space with beautiful abundant natural light- Kitchen with 900mm SMEG cooktop, dishwasher & plenty of storage- Sun-drenched courtyard sitting area adjacent to the lounge space- Large master bedroom with ensuite, built-in robes & corner balcony- Ducted r/c air conditioning throughout + lots of storage- Valuable 1-car automatic lock-up garage with internal access- Cool shady vines above the corner balcony & front area- Public transport, pubs and cool restaurants a short stroll away- Currently tenanted until 9 August 2024 for \$515 per week- Updated rental appraisal as at May 2024 of \$620 per week Other information:Title: Torrens TitleCouncil: City of AdelaideZoning: Capital City Zoning Build: c2001Land: 80m2Build Area: 106m2Council Rates: \$2,053.85 per annumSA Water: \$172.44 per quarterEmergency Services Levy: \$146.75 per annumRental Assessment: \$620 per weekExternal Management: \$125.00 per quarterAll 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.