

**15 Dodd Lane, Gilberton, SA 5081**



**Sold Apartment**

Friday, 20 October 2023

15 Dodd Lane, Gilberton, SA 5081

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

This one-bedroom apartment embodies contemporary design principles and is destined to leave a lasting impression. Nestled within an impressive complex, it offers the luxury of a private, secure courtyard on the ground level, flooded with natural light and requiring minimal upkeep. The clever floor plan includes an inviting open-plan kitchen and living area, a generously sized bedroom, all extending seamlessly into a spacious courtyard. An allocated undercover parking space is an added bonus. Currently, this property is tenant-occupied until February 2024, presenting an excellent opportunity for an attractive return on investment. Notable features of this property include:- High-quality stainless steel kitchen appliances, including a gas hotplate, electric oven, and dishwasher- Efficient split-system reverse cycle air conditioning- Secure communal access with top-notch security measures.- Stylish window furnishings that add a touch of elegance- A generous and well-maintained courtyard- Built-in wardrobes in the main bedroom, offering ample storage space, among other conveniences- NBN ready

This property has been thoughtfully designed and constructed with convenience in mind. Moreover, it is situated in an area where convenience is of paramount importance. The vicinity boasts picturesque parklands just across the road, a brief stroll to North Adelaide's iconic Melbourne Street, and proximity to Walkerville, ensuring that shopping, dining, and café culture are all within easy reach. Scenic walking trails and recreational facilities are nearby, with convenient public transportation options for a quick trip into the city. Notably, the property is zoned to Adelaide Botanic High School and Adelaide High School, further enhancing its appeal. Don't miss this wonderful opportunity in this highly sought-after location!

Council Rates | \$352 pq  
SA Water | \$153.70 pq  
ESL | \$111.95 PA  
Strata | Whittles - Strata Rates \$588 pq // Sinking Fund \$15 pq  
Year Built | 2016

Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.