

18/3 Orchard Avenue, Everard Park, SA 5035

HARRIS

Unit For Sale

Wednesday, 8 May 2024

18/3 Orchard Avenue, Everard Park, SA 5035

Bedrooms: 3

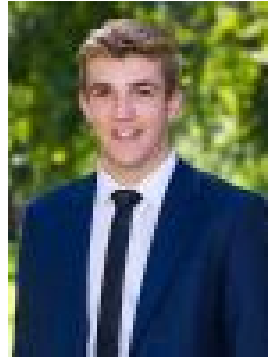
Bathrooms: 1

Parkings: 1

Type: Unit



Yianni Garbas
0882023500



Jack Helms
0409734453

\$595k-\$650k

Best Offers By 12pm Monday 27th May (unless sold prior) Ideally anchored between the city and the sea, this contemporary townhouse is presents as the ultimate urban hideaway within the leafy suburb of Everard Pak. Positioned within a well-kept group, the home is brilliantly sited for lifestyle and convenience, with the 'City to Bay' tram ensuring an easy commute to the shorelines of Glenelg or the buzz of our CBD. Set over two levels in a flow through design, the floor plan separates downstairs living and upstairs bedrooms. Partially updated and modernised to include a stylish floating floorboard and a modern kitchen the home is move in ready and instantly appealing to those desiring a lock up and leave lifestyle. Features to love. • Floating timber floors throughout • Undercover outdoor entertaining • Updated Kitchen with stainless steel appliances • Three double sized bedrooms • Updated bathroom with floor-to-ceiling tiles, shower, bath and laundry nook • Fully Fenced rear yard • Under cover parking for 1 vehicle • Split system heating/cooling • Private and Secure Location Highlights: Transport and Convenience Only a few hundred meters to the Black Forest Tram Station for an easy everyday commute, while the South Road expressways provide convenient access to some of the finest SA has to offer with wine regions, beaches and the Fleurieu Peninsula; perfect for weekend getaways. Education Zoned to both Adelaide High and Adelaide Botanic High Schools, with Adelaide's CBD Universities only a 17min tram ride away. Shopping and Amenities Relish boutique shopping on King William Road, with the Farmers Market at Wayville, alternative local cafes and shopping including Kurralta Central and Black Forest Shopping Centre all within a short distance. Specifications: CT / 5058/15 Council / Unley Zoning / EN Built / 1975 Council Rates / \$988.40pa Emergency Services Levy / \$117.25pa SA Water / \$153.70pa Strata Rates / \$900pa Strata Manager / Strata Data Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Black Forest P.S, Goodwood P.S, Richmond P.S, Plympton P.S, Sturt Street Community School, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409