

**19 First Street, Hindmarsh, SA 5007**



**Townhouse For Sale**

Thursday, 16 May 2024

19 First Street, Hindmarsh, SA 5007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 168 m2**

**Type: Townhouse**



Will Fitridge  
0423479866



Emma Doolan  
0401465705

**\$495k**

Auction Sat, 1st Jun - 10am (usp) Welcome to your light-filled retreat at 19 First Street Hindmarsh! This charming townhouse offers an enviable lifestyle mere moments from the vibrant pulse of Adelaide's entertainment scene. Nestled just steps away from Bowden Train Station, tram, and bus stops, convenience is at your doorstep. Boasting two spacious bedrooms, including a master with a generous balcony, this home is designed for comfort and relaxation. The open-plan layout seamlessly integrates the kitchen, family, and meals areas, creating a perfect space for entertaining or quiet evenings at home. A large bathroom with dual access, ground floor powder room, and laundry facilities add to the practicality of the home. Secure your peace of mind with a lock-up garage featuring an automatic door and internal access, while a private rear courtyard offers a serene outdoor escape. Fresh interiors complement modern conveniences, including reverse cycle ducted air-conditioning throughout, built-in robes in both bedrooms, and appliances including a gas cooktop, oven, and dishwasher. Laminate timber floorboards grace the ground floor, while plush carpeting adds warmth to the stairs and bedrooms. LED downlights and roller blinds complete the contemporary aesthetic, ensuring both style and functionality. Don't miss this opportunity to live within walking distance of the Adelaide Entertainment Centre, Coopers Stadium, Plant 4, The Gov, and an array of popular dining and entertainment venues. With the CBD just a short train or tram ride away, seize the chance to experience modern urban living at its finest! Certificate of Title - 5870/576 Council - Charles Sturt Zoning - UN - Urban Neighbourhood Year Built - 2002 Total Build area - 168m<sup>2</sup> Council Rates - \$1,241.40 pa SA Water Rates - Not Declared Emergency Services Levy - \$127.10 pa Body Corporate Admin Fund Levy - \$358.00 pq Body Corporate Sinking Fund Levy - \$125.00 pq All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403