

**2/1 Esmond Street, Hyde Park, SA 5061**



**Sold House**

Monday, 16 October 2023

2/1 Esmond Street, Hyde Park, SA 5061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 120 m2**

**Type: House**



Jordan Nockolds  
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**\$620,000**

Nestled perfectly in the sought-after suburb of Hyde Park, this stunning two-bedroom unit offers low-maintenance modern living in a location that most could only dream of! Perfect for the first home buyer, downsizer, or the astute investor, this home unit has everything you could ask for. Built c1974 and having been recently meticulously updated with a brand new kitchen and appliances, floating floorboards flowing through all of the living areas, plus a fresh coat of paint throughout, all that's left is for you to move in! Features you will love: \* Two large bedrooms with ample natural light \* Brand new fully equipped kitchen \* New floating floorboards throughout \* Large all-in-one-character bathroom \* Private access driveway and carport \* Quaint garden with established peach tree \* Low-maintenance and strata fees Step into a location like no other. Set in a beautiful tree-lined street, with easy and convenient access to a wide variety of shopping precincts and dining establishments, all within walking distance, on both Unley and King William Roads. Some of the nearby favorites of the current family include the Metro Shopping Centre, Unley Shopping Centre, Dare Hair, as well as The Cremorne and The Unley Bars and restaurants. Also Nearby are local favourites Godi la Vita, Villa 77, and Pickle in the Middle. For public transport, Bus stop 6 just around the corner on Unley Road provides a direct route to the heart of the Adelaide CBD as well as Uni SA and Rundle Mall. A short walk to King William Road will bring you to Tram Stop 7, also providing access to the city and also to the ever-popular Glenelg Beach or those warmer days! Year Built | 1974 Land Size | 120sqm (approx) Zoning | EN – Established Neighbourhood// Local Council | City of Unley Council Rates | TBA Title | Strata Strata Fees | \$485p.q (Approx) Easements | Nil Internal Living | 89sqm (approx) 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516