

**2/10 Lynette Avenue, Hectorville, SA 5073**

**HARRIS**

**Unit For Sale**

Wednesday, 24 April 2024

2/10 Lynette Avenue, Hectorville, SA 5073

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 150 m2**

**Type: Unit**



Scott Moon  
0882023500



Troy Law  
0882023500

**\$499k**

Best offers by 1:00pm Tuesday 7th May (unless sold prior) Solid, chic, and easy with not a cent to spend – it's everything the savvy investor, downsizer or first-time buyer wants to hear with the contemporary 2-bedroom proof tucked quietly midway between Glynburn and St. Bernard Roads. Eye-catching from the street, the quaint complex of 4 kicks off with a complete exterior makeover, and beyond your instantly welcoming timber portico deck, you'll find a sunlit home base that's shed its retro 1970s past for a life of ease at every turn. Feel-good whites, durable timber-grain floors, airy living room relaxation on arrival against a modern open plan kitchen, and a sparkling bathroom revamp that cleverly caters for laundry in its crisp hybrid space. Tenant-friendly carpets line each robed front bedroom, with sleek roller blinds closing the day on lush front garden outlooks; to the back, the gravelled courtyard with pedestrian gated access is brilliantly hands free yet just as ready to socialise. Split system comfort, vivid downlights, stainless kitchen appliances, and oodles of natural light with a favoured north-south perspective insists asking for anything more is unnecessary. With the city ahead, a sidestep to the Eastern suburbs, Rostrevor and Morialta Secondary Colleges in the wings, and the foothills in weekend hiking reach, you're on an A to B axis that is second to none. And if that's why you're here – for Reid Avenue bus routes, Firle Plaza, Newton Village, local cafes, Magill Road and The Parade's endless dining and boutique retail strips – you'll be so glad you stopped by... More reasons to inspect:- Refurbished group of 1970s units – one of just 4 in a quiet off-street address- Allocated carport on arrival- Split system R/C A/C- Open plan living/kitchen & meals - Stainless gas cooktop & oven to modern kitchen- 2 double bedrooms with BIRs- Spacious all-in-one renovated bathroom/laundry- Pedestrian walkway to gated rear courtyard- Easy minutes to Daly Oval & The Gums Reserve- Just 1km to East Torrens P.S.- Zoned to Morialta Secondary College- Moments to Reid Avenue buses- First-time buy affordability or a savvy 2-bedroom investment. Specifications: CT / 6217/534 Council / Campbelltown Zoning / GN Built / 1972 Land / 150m<sup>2</sup> (approx) Council Rates / \$3525.30pa Emergency Services Levy / \$99.10pa SA Water / \$227.58pa Community Rates / \$pq Community Manager / Estimated rental assessment: \$495 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Morialta 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