

2/12 Florence Street, Fullarton, SA 5063

**NOAKES
NICKOLAS**

Townhouse For Sale

Thursday, 30 November 2023

2/12 Florence Street, Fullarton, SA 5063

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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Contact Agent

Quietly tucked to the rear of Florence Street, but with full access to the cosmopolitan spoils of neighbouring Glen Osmond Road, this two-bedroom townhouse delivers a complete remodel to its light-filled and spacious interior. Behind vine-covered brush fencing and secure front courtyard, entry is granted to a sunlit living room that conveys an airy ambience between square set ceilings and plush carpets. Seamlessly extending from here, porcelain tiles fuse bistro dining with a neutral kitchen equipped to craft everything from quick weeknight dinners to cooking three-course meals for loved ones. Built in surround sound delivers dulcet tones to your dinner party backdrop, whilst the north-facing courtyard simultaneously takes easy-care to new heights and calls for summer soirees that peak at that glorious golden hour. Ascending the floating staircase to a slumber-dedicated second level, you'll instantly feel at ease and ready for a peaceful sleep within one of the two generous bedrooms that both boast built-in robes, ceiling fans and access to a crisp main bathroom. Come weekday or weekend, choose to leave your car under the designated carport and take the quick 3km journey on foot or by bus to your city office or dinner date. Poised to savour all the spoils of Frewville Foodland, Glen Osmond Road and Burnside Village, be quick to secure your own perfect slice of Fullarton that delivers food, fashion and fun to your very own doorstep. Even more to love:- Zoned for Glenunga International High & Glen Osmond Primary- North-facing rear- Secure group of 8- Excellent investment potential- Balcony to bedroom 1- Downstairs powder room- Bookending easy-care courtyards- Ducted heating & cooling- Ceiling fans Year Built: 1978 Title: Strata Council: City of Unley Council Rates: \$991 PASA Water: \$153.70 PQES Levy: \$121.75 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.