

**2/2 Kent Avenue, Warradale, SA 5046**

**NOAKES  
NICKOLAS**

**Unit For Sale**

Thursday, 13 June 2024

2/2 Kent Avenue, Warradale, SA 5046

**Bedrooms: 2**

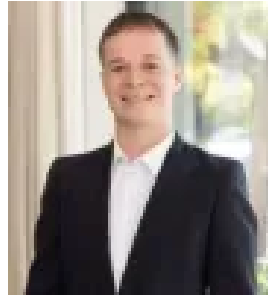
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Simon Noakes  
0402211543



Jake Billich  
0881663989

## Best Offers By 1/7 (USP)

Best Offers By Monday 1st of July at 10am (Unless Sold Prior). Price guide to be released Wednesday 19th of June. Welcome to 2/2 Kent Avenue in the sought-after suburb of Warradale. This neat and tidy 2-bedroom unit, built around 1983, brings together charm, comfort and convenience in one package. Tucked away in a small, tightly-held group, it's the ideal buy for investors, first homebuyers, down-sizers, and professionals looking for a fuss-free, lock-and-leave choice. Inside, the unit showcases a modern kitchen equipped with a gas cooktop, carpet-covered living and lounge areas and laminate flooring in the dining and kitchen. The attraction continues with a single garage, built-in robes in each bedroom and a separate laundry with an instant gas hot water facility. And for those who love to make the most of the outdoors, there's a pergola that'll make your day! Features of the property include:- Two generous bedrooms, ideal for families and professionals alike.- Prime location in Warradale, offering the perfect balance of tranquillity and convenience.- Built circa 1983, lending the property a mature charm.- Located in a small, tightly-held group of units.- Easy, low-maintenance living.- Carpeted living and lounge areas for cosy comfort.- Laminate flooring in the dining room and kitchen, for easy cleanup and maintenance.- Brick construction for classic appeal and durability.- Modern kitchen equipped with a gas cooktop for great cooking.- Pergola, perfect for outdoor dining or relaxation.- Split reverse cycle air conditioning for year-round comfort.- Single garage for secure parking.- Built-in robes in each bedroom, offering ample storage.- Instant gas hot water facility, for your convenience.- Separate laundry area, keeping the rest of your home laundry-free.- Zoned for Hamilton Secondary College, offering quality education.- Includes ceiling fans throughout, for cool comfort in the warmer months.- Garden shed for additional storage.- Low maintenance rear landscaping for hassle-free upkeep.- Separate bathtub, for a relaxing soak at the end of the day.- Proximity to Warradale Primary School - just 500m away, for easy school runs. Land Size: 159sqm Year Built: 1983 Title: Strata Council: City of Marion Council Rates: \$1323.30 PASA Water: \$153.70 PQES Levy: \$91.80 PADI 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.