

2/20B Andrea Avenue, Newton, SA 5074



Sold Unit

Friday, 1 September 2023

2/20B Andrea Avenue, Newton, SA 5074

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 114 m2

Type: Unit



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\$415,000

Nestled in the heart of Newton, this delightful low-maintenance home is an absolute dream. Beyond the inviting airy front verandah, a world of ease and style awaits within this meticulously designed residence. Step into the bright and spacious lounge room flooded with natural light, it's the perfect place to relax and unwind and sets the tone for the seamless flow of this home. A generous family or meals, and kitchen area creates a hub of connection, where quality time and shared moments find their place. Discover the joy of cooking in the charming kitchen, boasting top-tier appliances, such as a dishwasher, electric stove, and Puratap water filter, with tiled splashbacks, a practical breakfast bar, and ample cupboard storage for a clutter-free space. Adjacent to the kitchen, a well-equipped laundry room and additional separate toilet add a touch of convenience to daily routines. The home presents two spacious bedrooms both offering functional built-in wardrobes for all your belongings, and are serviced by the tidy central bathroom, complete with a bathtub, a toilet, vanity storage, and a large glass shower. Step outside to your secure grassy backyard, a perfect canvas for your outdoor aspirations. Bask in the warmth of the sun and enjoy the freedom of a handy shed that compliments your outdoor lifestyle and storage needs. Store your vehicle safely in the single roller door carport, with additional space in the driveway. Situated in an excellent location, you'll relish the ease of access to public transport routes, the lush Liascos Avenue Reserve, and the vibrant Newton Central shopping hub. Proximity to the North Eastern Community Hospital ensures peace of mind in times of need and exceptional local schools are within reach, guaranteeing quality education options for your family. And when it comes to dining and leisure, an array of restaurants and bars add a dash of excitement to your evenings, with The Parade Norwood less than eight minutes away.

Property Features:

- Two-bedroom and one-and-a-half-bathroom unit
- Spacious bedrooms with built-in wardrobes
- Charming kitchen with a dishwasher, Puratap water filter, built-in electric stove, and breakfast bar
- Combined family or meals and kitchen for seamless interaction
- Large front lounge room to relax and unwind
- Tidy central bathroom with bathtub, toilet, vanity storage, and large glass shower
- Laundry room with backyard access and a separate toilet for convenience
- Reverse cycle air conditioning system
- Gas hot water system for instant hot water
- Blinds and curtains fitted throughout the home
- Tiled floors in the kitchen, bathroom, and laundry
- Floorboards throughout the living areas and bedrooms
- External roller shutters on the front facing windows and roller blinds on the rear facing windows
- Single roller door carport for secure vehicle parking and extra parking available in the driveway
- Secure grassy yard space for outdoor enjoyment with a handy garden shed
- Airy front verandah provides a warm welcome
- Lovely low-maintenance brick home in a tidy set of units in a prime Newton location
- St. Francis of Assisi School is less than a minute away

Schools: The nearby unzoned primary schools are Charles Campbell College, Paradise Primary School, East Torrens Primary School, and Thorndon Park Primary School. The nearby zoned secondary school is Charles Campbell College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner. Currently tenanted at \$325/week through 03/10/2023

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

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Property Details: Council | Cambelltown Zone | GN - General Neighbourhood \\ Land | TBCsqm (Approx.) House | 114.5sqm (Approx.) Built | 1993 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa