

2/33 Cator Street, West Hindmarsh, SA 5007

Unit For Sale

Thursday, 4 April 2024

2/33 Cator Street, West Hindmarsh, SA 5007

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Unit



Thomas Crawford
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Jake Theo
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\$675,000 | Auction

Auction Location: On Site
Incredibly charming and set back from the street, this 90s abode is perfectly located in a popular city fringe suburb and is equipped with all the bells and whistles required for modern day living. Ready for its next chapter, this well-maintained home is ideal for first home buyers to gain ownership in an increasingly popular suburb, or the perfect fit for urban professionals, small families and investors after high-yield rental returns, all keen for a slice of the benefits a city-fringe locale offers. Showcasing an old-world symmetrical façade with sandstone construction, this 3-bedroom, 1.5-bathroom abode is move-in ready or ripe for renovation to add your own touch. The hub of the home presents an open plan kitchen, living and dining space that melds with the outdoor courtyard where hosting is made easy thanks for the covered alfresco. Here is your opportunity to step securely and stylishly into an area that's so in demand right now - you better get in quick!

Features to note:

- Vacant possession offered
- Split system reverse cycle air conditioner
- Front security screen door
- Ceiling fan to bedroom 1
- Full sized bathtub
- Open plan kitchen, living and dining
- Dishwasher
- Gas cook top
- Dual sink
- Ample natural light throughout
- Separate Wash Closet off the laundry
- Outdoor entertaining
- Easy care gardens
- Plantation shutters to rear living room
- Surround speakers to living room (these staying after the sale?)

Shopping and Conveniences:

- The weekly shop an easy task at either Welland Shopping Centre or Brickworks Marketplace, both minutes away.
- 12-minute walk to Croydon Train station
- Endless bus stops along Port and Grange Roads

Local Attractions/Entertainment:

- Outdoor enthusiasts will enjoy the easy access of the Linear Park walking trail taking you to city or sea.
- The Entrainment Centre
- Adelaide 36ers Arena
- Coopers Stadium
- Kings Reserve and Thebarton Oval

Eateries, Pubs, Cafes and Restaurants:

- The Gov
- Queen Street Café' scene (Elizabeth Street, Croydon)
- Plant 3 Microbrewery and Plant 4 Marketplace in Bowden
- Pony and Cole
- Coffee in Common
- Bloom

Schooling:

- Zoned to Allenby Gardens Primary School and Underdale High School
- St Joseph's, St Michael's College, Immaculate Heart of Mary, Flinders Park Primary, Kilkenny Primary, Torrensville Primary, Brompton Primary and Adelaide High Schools all minutes from home.

Method of Sale:

- Auction On Site at 10:00am, Sunday 21st April 2024

Disclaimer:

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For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.