

2/44A Sheffield Street, Malvern, SA 5061

HARRIS

Unit For Sale

Friday, 3 May 2024

2/44A Sheffield Street, Malvern, SA 5061

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Daniel Oliver
0400877705



Daniel Stewart
0435764255

\$550k

Positioned within one of Malvern's idyllic tree-lined streets, this private two-bedder offers a wonderful start, downsize or set-and-forget investment along with a convenient cosmopolitan lifestyle just footsteps from Duthy Street. Welcoming you through to the light-filled footprint from a decked courtyard, the spacious living room is complimented by soft carpets and brick feature wall, whilst a split system air conditioner economically controls the temperature during each season. Remodelled upon floating floors, the connecting kitchen offers a trusty freestanding gas cooker, marble-look benchtops and an adjacent zone for bistro-style dining. Plush carpets continue through to both bedrooms, the larger of the two fitted with built-in robes and serviced by an endearingly retro bathroom with separate bath. Kept ultra-secure by good neighbour fencing, the rear courtyard offers a second decking area and long stretch of entertaining space, adding a low-maintenance dose of greenery from a shady tree or two. Perfectly positioned to enjoy a lifestyle of leisure at your fingertips, you'll find Nature's Providore and the deluge of Duthy Street eateries practically on your doorstep, along with a bus stop that effortlessly transports you the short 4km distance to the heart of the CBD. Experience everything this esteemed postcode is famous for from Sheffield Street... Even more to love:

- Quiet group of just 3
- Solid brick construction
- Undercover carport with direct internal access
- Original bathroom with separate bath
- R/C air conditioning
- Garden shed
- Zoned for Highgate Primary & Unley High
- Proximity to Unley & King William Roads, Frewville Foodland & Mitcham Square

Specifications: CT / 5031/660 Council / Unley Zoning / EN Built / 1977 Council Rates / \$994pa Strata Manager / Self Managed Strata Rates . \$1,000pa - covers insurance only Emergency Services Levy / \$128.60pa Estimated rental assessment: \$480 - \$500 p/w (Written rental assessment can be provided upon request) Nearby Schools / Highgate School, Mitcham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S, Springbank Secondary College

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