

**2/62 Tusmore Avenue, Tusmore, SA 5065**

Adelaide Hills

**Sold Unit**

Tuesday, 23 January 2024

2/62 Tusmore Avenue, Tusmore, SA 5065

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 134 m2**

**Type: Unit**



Sam Oborn

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## Contact agent

Sleek and Stylish - Ideal for First Home Buyers and Investors Nestled between the lush greenery of Tusmore Park and Hazelwood Park Reserves, this charming solid brick, two-bedroom unit offers an idyllic retreat in a coveted location. Close to Burnside Village, boutique cafés and restaurants on The Parade, and less than 15 minutes to the CBD; this is a great opportunity for investors and homebuyers alike. Step inside to discover the neat and tidy unit boasting modern fixtures and fittings throughout. From the contemporary kitchen featuring an induction cooktop, oven and dishwasher and the recently renovated bathroom, there is nothing left to do except move in and enjoy. The front living area welcomes abundant natural light, creating a warm and inviting space. High ceilings add a touch of elegance, amplifying the sense of space and airiness throughout. Experience year-round comfort with ducted air conditioning throughout, as well as ceiling fans in both bedrooms. Practicality is not disregarded, with a separate laundry room and covered off-street parking for one car. The generous rear courtyard, with established gardens, a lawn area, and a hills hoist, provides a peaceful private outdoor space. Perfectly suited to those seeking a low maintenance option close to the city; whether you're a first home buyer, savvy investor, downsizer, or anyone in between, this is a must see in the highly sought after suburb of Tusmore. Here, you're zoned for various excellent public schools including Marryatville Primary/High School, Linden Park Primary and Burnside Primary School. Don't miss the chance to call this Tusmore gem your own! More to love: C. 1965 Modern kitchen with induction cooktop, oven & dishwasher Timber floorboards High ceilings Built in oak storage unit in the living area Two bedrooms with built in robes & ceiling fans Renovated bathroom Separate laundry Ducted reverse cycle air-conditioning Private courtyard Electric hot water system Undercover carport Safe, secure, and low maintenance Ready to move in or rent out Zoned for Marryatville Primary/High School, Burnside Primary School & Linden Park Primary School Within 15 minutes of the CBD Strata fees: Admin Fund: \$400 per quarter Sinking fund: \$125 per quarter Council rates: \$247.30 per quarter