

**2/69 Victoria Street, Forestville, SA 5035**

**HARRIS**

**Unit For Sale**

Thursday, 7 March 2024

2/69 Victoria Street, Forestville, SA 5035

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sam Bennett  
0883342700



Kevin Renard  
0883342700

**\$790k-\$850k**

Best Offers by Monday 25th March at 12pm (Unless Sold Prior) Welcome to this charming 1994-built home located in the heart of Forestville. This property offers not only a comfortable residence but also a lifestyle close to the vibrant Goodwood Road precinct, providing residents with the perfect balance of convenience and leisure. Upon entry, you'll be greeted by two bedrooms overlooking the front yard, providing a peaceful retreat. The main bedroom boasts a large built-in robe, ceiling fan, and direct access to the three-way bathroom, which features plenty of bench space, cupboards, and a skylight in the shower, adding a touch of natural light and elegance to the space. At the end of the hallway, you'll discover an inviting open plan living/dining/kitchen area, perfect for entertaining. The kitchen is well-equipped with a large pantry and a split system air conditioner for year-round comfort. A glass sliding door leads to the rear patio, extending the living space outdoors and creating a seamless transition between indoor and outdoor living. One of the highlights of this property is the spacious backyard, ideal for those with a green thumb or anyone who enjoys outdoor living. The backyard offers plenty of space for gardening, entertaining, or simply relaxing in the fresh air, making it a perfect retreat after a long day. The single carport with a roller door and rear lane access adds to the convenience and practicality of this home. In addition there is a second off-street carpark allocated to the title (located in the common driveway) providing secure off-street parking and easy access to the property. Just a short stroll away, you'll find cafes, restaurants, and retail shops on Goodwood Road, offering a variety of dining and shopping options. The bustling atmosphere of Goodwood Road adds to the appeal of living in this vibrant neighborhood, with everything you need right at your doorstep. For recreation, the nearby Goodwood Oval features a playground and tennis courts, perfect for active families. The proximity to these amenities makes this property ideal for those who value an active lifestyle and enjoy being close to nature. Transportation is a breeze with a bus stop just 160m away on Leah Street, the Forestville Tram stop a mere 120m away and the Train station only 350m away, providing easy access to the CBD and surrounding areas. The convenience of public transport options allows you to enjoy all that Adelaide has to offer without the hassle of driving. Families will also appreciate the zoning to Goodwood Primary School, Richmond Primary School, and Unley High School, ensuring that your children have access to quality education options close to home. Don't miss out on this fantastic opportunity to secure a delightful home in a sought-after location. Contact us today to arrange a viewing and experience the lifestyle that this property has to offer. Specifications: CT / 5262/816 Council / Unley Zoning / EN Built / 1994 Council Rates / \$968.00pa Strata/Community Rates / \$158.00pa Strata/Community Manager / Whittles Pty Ltd Emergency Services Levy / \$124.05pa SA Water / \$192.63pa Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Goodwood P.S, Richmond P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409