

**2/76 Thomas Street, Unley, SA 5061**



**Unit For Sale**

Friday, 17 May 2024

2/76 Thomas Street, Unley, SA 5061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Unit**



Georgie Young  
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**\$475,000**

Best offer by (USP) Tuesday 4th June 12 pm Welcome to Unit 2/76 Thomas Street, Unley; one of the most sought-after locations around in Adelaide. Smack bang in between Unley Road and King William Road is this secure unit on the ground floor in a small group of 5 units, with access to an enclosed yard. An easy lifestyle awaits with this neat lock-up and leave home. Perfect for first home buyers, professional couples, downsizers or investors. This address also has you zoned for the very popular Glenunga International High School and Unley Primary School. Located on the doorstep of King William Road, it is an easy walk for morning coffee, lunch, shopping with friends or a special dinner out. Unley Shopping Centre is conveniently located at the end of the street. This location has absolute convenience on hand. Surrounded by an abundance of transport options, not to mention all the parks around to enjoy! You may find yourself never needing to use your car. Freshly painted throughout with newly laid carpet and new light fixtures there is nothing to do but to move in and enjoy. Comfy, cosy and private are all words to describe this home. Walking through the front door you are presented with an open living, dining and kitchen area. The functional kitchen offers a gas cooktop and seamless entry to an enclosed yard. You will also discover two bedrooms, primary with built-in robes and a sleek neutral bathroom with a European laundry nook with a sink and washing machine. Plus, direct access at the back or front of your unit to your carport which is set at the rear of the group. Investors don't miss out - great investment potential. What we love: - 2 bedroom - Sleek neutral kitchen and bathroom - Freshly painted throughout - New carpets - New light fittings - Access to enclosed courtyard - Single carport - European laundry with washing machine - Prime location - Bottom floor unit - Zoned for the very popular Glenunga International High School and Unley Primary School. - Garden shed set next to your carport - Split System Air Conditioner Reverse Cycle - heating and cooling - Gas cooktop in kitchen

Locations: - 5-minute walk to Unley Shopping Centre - 1-minute walk to King William Road - 5-minute drive to the CBD - Amongst Adelaide's finest Public and Private Schools such as Glenunga International High School, Unley Primary School and Mitcham Girls - Public transport easily accessible; buses and trams to take you from your doorstep to the City, beachside, suburbs and hotspots - Easy commute to UniSA, Adelaide Uni & TAFE, public/private schools - Close to shops, hospital, medical facilities, cafés - Easy commute for cyclists

CT / 5033/651 Council / City of Unley Built / 1969 Title / Strata title Council Rates / \$982.00 p.a Emergency Levy / \$80.05 p.a SA Water / \$153.70 p.q Strata Fees / \$669.35 p.q Estimated rental assessment / \$450-\$470 approx per week (Written rental assessment available on request) 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. RLA 174424