

**2/9 Dudley Avenue, Daw Park, SA 5041**

**Unit For Sale**

Monday, 20 November 2023

2/9 Dudley Avenue, Daw Park, SA 5041

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Danielle Albanese

0452621900

### **Best Offer by 5/12 (USP)**

Best Offer on/before 5th December 2023 at 6:00pm. Unless sold prior. Beautifully maintained in a small and quiet group, this solid-brick, two-bedroom unit offers a deceptively generous floor plan with light and airy interiors. Featuring two good-sized bedrooms, spacious living and dining zones, generous undercover courtyard and parking. This property makes for the perfect entry-level purchase, investment or downsizer that ticks all the boxes - it's low maintenance with perfect livability, set in a central location.- Two bedrooms, main with comprehensive built-in-robe, both with fans.- Spacious living and dining zones, split-system heating and cooling.- Modern, updated kitchen with ample storage and bench space.- Large central bathroom. - Open-plan layout, timber floorboards throughout. - Undercover rear courtyard perfect for relaxing or entertaining. - Electric roller shutters to main windows for added security. - Perfect to live in or rent out as is with scope to add your own personal touch.- Low maintenance, fuss-free grounds.- Just minutes to public transport. Easy access to the city and surrounding beaches.- Easy access to local shops, restaurants and cafes.- Zoned to Unley High School. - Estimated weekly rental return: \$395.00