

**22A Hughes Street, Unley, SA 5061**



**Sold House**

Friday, 27 October 2023

22A Hughes Street, Unley, SA 5061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 192 m2**

**Type: House**



Rick Schultz  
0468616740



Rocco Monteleone  
0433677600

**\$872,000**

Rick Schultz and Rocco Monteleone from Ray White Port Adelaide/Largs Bay are pleased to present to the market this exquisite 3-bedroom character home which exudes a timeless elegance capturing the essence of this esteemed suburb. Boasting prime location near all amenities, this residence offers a harmonious blend of heritage charm and modern convenience. FEATURES WE LOVE: \*Corner property with side access \*3 bedrooms, 2 include a fireplace \*Large lounge room with split system air conditioning \*Kitchen with electric stove and ample storage \*Original bathroom with claw bathtub \*Separate toilet \*Spacious laundry Unley is a trendy, affluent neighbourhood known for its boutique shopping scene, with shops selling designer fashions, artisan homewares and quirky gifts. Stylish Asian and Modern Australian eateries sit next to dessert bars and chic cafes, while swank pubs and cocktail bars draw a young professional crowd. Heywood Park is shaded by towering gum trees, and Soldiers' Memorial Garden features cannons and a rotunda.\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.