

# 3/1 Frimley Grove, Hawthorn, SA 5062

## Unit For Sale

Friday, 24 May 2024

3/1 Frimley Grove, Hawthorn, SA 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Unit**



Alistair Loudon  
0481361617



Wilson Bock  
0438904444

**\$520k - \$570k**

Offers Close Tue, 11th Jun - 12pm (usp) One of three residences hidden within a 1960s rendition of the grand Georgian Villas of a bygone era, to call 3/1 Frimley Grove a 'unit' simply wouldn't do it justice. Think of it more like your own self-contained quarters of a palatial home. Only this time, you have an under-cover carpark, two levels to call your own and exclusive claims to an expansive terrace nestled in the treetops of its leafy, whisper-quiet street. Hardwood floors, high ceilings, a compact-but-very-functional kitchen, ensuited main bedroom and a feature spiral staircase to a large, skylit loft/2nd bedroom define the warm embrace of this timeless home. Leave the car keys on the hook because the likes of Mitcham Square and Library, Price Memorial and Kingswood Ovals, Hawthorn Community Centre and public transport that will teleport you to the CBD in 15 minutes are all no more than a saunter away. A unit? No. A lifestyle second to none? Absolutely. A unique offering in a highly sought-after suburb Set on a gorgeous tree-lined street Less than 10 minutes drive from the CBD Super-functional kitchen with plenty of storage Built-in robes and ensuite to main bedroom Efficient split r/c air con Full of natural light Separate laundry Hardwood floors Huge terrace, exclusive only to you Beautifully presented gardens Allocated carport, plus additional off-street parking for one car A stroll from bus and train stops And much more. CT Reference - 5906 / 384 Council - City of Mitcham Council Rates - \$1,302.85 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$69.85 pa Strata fees (insurance) - \$1,058.34 per annum Year Built - 1960 Total Build area - 64m<sup>2</sup> approx. Zoning - EN - Established Neighbourhood All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403