

3/17-19 Frederick Street, Maylands, SA 5069



Unit For Sale

Wednesday, 12 June 2024

3/17-19 Frederick Street, Maylands, SA 5069

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 239 m2

Type: Unit



Lidija Kies
0882697711



Allison Bartlett
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Auction \$790,000

Auction Location: On Site A rare and fabulous opportunity for astute buyers is on offer with this well-presented abode in an idyllic location with private and low maintenance gardens. Situated on a beautiful tree lined street in a small group, you are sure to be the envy of your family and friends! Designed with convenience in mind, the floor plan comprises of three generous bedrooms, all with built-in robes, a spacious living upon entry, meals area and practical kitchen, offering more space than most units. The modern kitchen is well equipped with a range of quality fixtures including electric cooktop, dishwasher, ample cupboard space and plenty of bench space. The list of features goes on with a laundry with external access, a single carport, and private paved under cover courtyard. The home is an ideal first home or downsizer in a prestigious location, it's all here. Features that make this home special:- Well maintained unit in small group- Three good sized bedrooms, all with built-in robes- Light-filled living area welcoming you upon entry- Spacious meals area adjacent the kitchen with sliding doors to the outdoor entertaining area- Modern kitchen complete with ample cupboard space, sweeping benchtops, and electric cooktop, and stainless steel dishwasher- Neat and tidy main bathroom with separate bath and shower + separate toilet- Practical laundry with linen storage and external access- Daikin R/C ducted air conditioning throughout- Paved courtyard with under cover outdoor entertaining area- Well manicured lawn area completed with garden shed- Single carport Ideally located a short distance to the cafes, restaurants and shopping that The Parade, Norwood, Adelaide CBD, East End and Melbourne Street have to offer. Local shopping centres including The Avenues and Marden Shopping Centre are both nearby. In close proximity to sporting facilities, public transport options and some of Adelaide's finest schools including Norwood Primary School, Trinity Gardens Primary School, East Adelaide School, St Peter's College, St Ignatius College, Loreto and St Joseph's Payneham. Zoned to Adelaide Botanic High school. All this and just 5kms (approximately) to the CBD, North Adelaide and the Adelaide Oval Riverbank precincts. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174