

**3/1a Hartland Avenue, Black Forest, SA 5035**



**Sold Unit**

Tuesday, 15 August 2023

3/1a Hartland Avenue, Black Forest, SA 5035

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brett Brook  
0413664434

**\$302,500**

Ideally situated less than 10 minutes from the Adelaide CBD, this solid brick unit offers an ultra-safe and secure environment, peacefully tucked within a secure gated community. A sun filled interior accentuates a clever floorplan providing plenty of space for open-plan living, dining and cooking with a split system air conditioning unit for year-round comfort. In the kitchen you'll find space and practicality, with gas cooking and plenty of cupboard storage, with a peaceful outlook to your private paved courtyard. A great-sized bedroom with a built-in wardrobe, ensuite style bathroom with laundry amenities and a private carport just a short walk from your front door; complete this enviable package. City professionals; leave the car at home and take a 2-minute walk to the tram at Stop 5 for an easy and stress-free commute into the CBD. And when you don't feel like cooking, a quick 3 minute drive will have you at your new local specialty shops and restaurants along Goodwood Road. Divinely low maintenance so you can spend your downtime experiencing your newfound cosmopolitan lifestyle; this is your gateway to reside in the highly sought-after suburb of Black Forest. Offering the same desirable lifestyle as the grand homes surrounding it, in this tightly held suburb, adds to the satisfaction of this smart investment for first-home buyers, downsizers or astute Investors.\*\* Currently tenanted until February 2024

Reasons to love this opportunity:- Security gated entrance with electronic gate- Open-plan living, dining and cooking - Kitchen with gas cooking and great storage - Split system a/c in living area- Good-sized bedroom with built-in wardrobe - Ensuite styled bathroom with laundry amenities - Short walk to tram for an easy commute to CBD and Glenelg - Within Adelaide and Botanic High School Catchment Zone

Specifications: Council rates: \$231 p/q SA Water supply: \$70.80 p/q SA Water sewer: \$75.85 p/q Emergency Services Levy: \$91.65 p/a Strata admin: \$261.80 p/q Strata sinking fund: \$140.25 p/q

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 RLA 276447.