

3/22 Holder Avenue, Richmond, SA 5033

HARRIS

Unit For Sale

Wednesday, 14 February 2024

3/22 Holder Avenue, Richmond, SA 5033

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Joel Albrechtsen
0400269789

\$460k-\$490k

Located in a small group of 4 self-managed units, this beautifully renovated 2 bedroom maisonette-style unit, offers the perfect opportunity to live in the sought after inner-west city fringe. Only 7 minutes to the city and 15 minutes to Henley Beach or Glenelg, this comfortable and low maintenance home provides an easy lifestyle that you are sure to relish. Beginning with the spacious light-filled lounge featuring floating floors, you will remark on the modern kitchen overlooking the spacious courtyard. With 2 good size bedrooms, an updated bathroom with shower and bath, as well as a separate laundry and toilet, this home has the features and space you have been looking for. Outside, there is a lovely private courtyard, with direct access from your dining room or garage. Currently tenanted until June 2024 for \$420 per week to excellent tenants, it won't be long until you can move in, or continue to rent out as an investor. Renovations throughout make this a smart purchase, along with a generous floorplan, offering great flexibility. There is so much to love about Richmond. Walk to Karma and Crow Cafe or Devour Cafe for your morning coffee or pop up the road for a meal at the Hilton Hotel. The fantastic café and restaurant scene of Henley Beach road is just around the corner.

Features / notables:- Ducted reverse cycle air conditioning- Dishwasher- Floating floors- Garaging for one car- Plantation shutters- Private courtyard- Instant gas hot water system- Updated bathroom with bath- Separate toilet- Separate laundry with external access- Self-managed strata- Zoned to Richmond Primary and Plympton International High Schools- Easy access to public transport along Richmond Road with buses to the city every 8 minutes- Close proximity to Bounce for kids

Specifications: CT / 5216/768 Council / West Torrens Zoning / HDN Built / 1986 Council Rates / \$1,066.00pa Emergency Services Levy / \$110.45pa SA Water / \$153.70pa Strata Manager / Self-managed Estimated rental assessment: \$460 - \$490 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Richmond P.S, Cowandilla P.S, Plympton P.S, Sturt Street Community School, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S

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