

**3/237 Cross Road, Cumberland Park, SA 5041**



**Sold Unit**

Tuesday, 19 March 2024

3/237 Cross Road, Cumberland Park, SA 5041

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Benjamin Philpott  
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David Philpott  
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**\$370,000**

Nestled in the serene inner southern suburbs of Adelaide, this secluded one-bedroom home presents an ideal opportunity to enhance your property portfolio. The residence boasts a bright and airy ambiance, complemented by soothing tones that create a welcoming atmosphere for easy living. The open-plan living area overlooks the front yard and seamlessly merges with the well-appointed kitchen, featuring modern appliances and ample storage space. The spacious master bedroom, complete with a built-in robe, offers a peaceful sanctuary and is conveniently located next to the updated bathroom and laundry area. Step outside to discover a private and secure rear yard, perfect for enjoying the tranquility of the natural surroundings. Situated within a small group of only four units, this well-proportioned home comes with an undercover carpark, a storage shed in the rear yard, and split system heating and cooling for year-round comfort. With its peaceful setting, modern amenities, and convenient location, this property is sure to exceed your expectations and provide a delightful living experience.

**SPECIFICATIONS:**CT // 5973/40Zoning // Suburban Neighbourhood Council // City of Mitcham Council Rates // \$1,297.90 per annum SA Water // \$153.70 per quarter + usage to body corp Body Corp Manager // Unit Care Body Corp Fees // \$430.00 per quarter Tenancy // Fixed to 6th June 2024 @ \$365pw DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442