

**3/28 Cedar Avenue, Glenunga, SA 5064**



**Unit For Sale**

Wednesday, 14 February 2024

3/28 Cedar Avenue, Glenunga, SA 5064

**Bedrooms: 2**

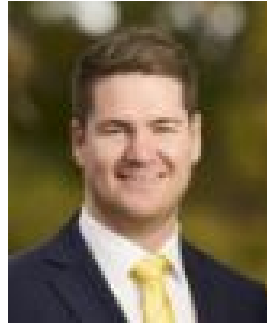
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Andrew Welch  
0870821411



Tim Knowling  
0451667360

## **Auction Fri 1 Mar at 2:30pm on site**

It's a serene single level in the heart of Glenunga. When location matters, look no further than this impeccably-presented 2-bedroom Colonial unit in the very heart of gorgeous Glenunga. Surrounded by some of the area's most prestigious homes in the prettiest of streets, this unit serves as a gateway to an upscale lifestyle. Stroll to Portrush Road for your morning latte, long lunch, evening meal, perhaps catch the bus to the City or venture over to Norwood Parade - this central locale has it all! Serenely set towards the rear of a manicured garden group of six pristine units, this beautifully bright, solid brick accommodation combines with superb low-maintenance liveability. Once inside, you'll be greeted by an open plan lounge, dining and kitchen where warm timber floors throughout anchor the light-filled interiors. A charming bay window illuminates this welcoming space and the black gas heater, set within the white fireplace surround with mantle, adds both function and feature. A fully-equipped modern kitchen with adjacent dining boasts a breakfast bar, sparkling white cabinetry with contrasting black bench-tops, double sink, Bosch dishwasher and stainless steel oven. The dedicated laundry offers additional storage and opens out to a paved North-facing courtyard - a lovely space for relaxed alfresco living and entertaining in entirely private easy-care surrounds. The two bedrooms (main with built-in robes) are served by a spotless bathroom with bath, the convenience of a separate shower and also has potential for future enhancement. An exciting opportunity for savvy Glenunga entrants, investors or single level lifestyle seekers, this property also includes:-

- Split system air conditioner in dining zone
- Ceiling fan in main bedroom
- Security window grills across the rear
- Screen doors on front & back doors
- External awning on kitchen window
- Garden shed
- Carport under main roof with side gate access to rear courtyard

Make this residence your own and enjoy the long list of blue chip benefits Glenunga has to offer with its close proximity to a myriad of shopping, dining and transport options and the CBD within an easy bus, road or bike commute. Tony & Mark's is only a gentle stroll away, as well as medical rooms, restaurants, Aldi, and of course, Burnside Village is just up the road, Zoned for Glenunga International High School, with Linden Park Primary and Seymour College also nearby.

Auction: Friday 1st March at 2:30pm on site  
CT: 5042/40  
Council: Burnside  
Council Rates: \$994.95pa (approx)  
Water Rates: \$250.35pq (approx)  
Strata Fees: \$421.08pq (approx)  
Sinking Fund: \$195.60pq (approx)  
RLA 312012