

**3/4 Harley Street, Hyde Park, SA 5061**



**Unit For Sale**

Thursday, 30 November 2023

3/4 Harley Street, Hyde Park, SA 5061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Daniel Seach  
0423598964



Peter Li  
0415413250

**\$550k - \$600k**

Best Offers By Tuesday 19th December 6:00PM (USP) Discover the perfect blend of tranquil living and urban convenience in this modernised solid brick unit, a short walk from the diverse cosmopolitan strip of King William Road. Nestled in a serene cul-de-sac, this home offers the best of both worlds: peaceful seclusion with vibrant city life at your fingertips while an array of tasteful updates make for an unbeatable urban lifestyle. Boasting a 7.1 Star energy efficiency rating, thanks to a host of updates by the current owner, this superb residence is a testament to thoughtful living spaces tailored for a contemporary lifestyle. It also offers extra land at the rear, plus a large storage shed; a unique extra that most units don't have! It is a must-see for those searching for fuss-free living or a solid investment opportunity in one of Adelaide's most coveted locations. - Ready to move straight in or rent straight out! - Well-oriented, solidly constructed home set in relaxing and peaceful surrounds- Enjoy a position in the heart of Hyde Park with King William Road's shopping and café precinct right on your doorstep- Great kitchen layout offering generous storage and gas cooktop- Upgraded to 7.1 Star energy efficiency, providing comfortable living and low energy bills- Open-plan living layout with downlighting and floating timber flooring- Well-proportioned bedrooms, both with built-in robes and high-quality modern ceiling fans- Sizeable updated bathroom with a full-sized bathtub- Assigned undercover parking- Large secure storage shed - Great for bikes and other general storage! Other Information: Title: Strata Title Council: City of Unley Zoning: Established Neighbourhood Build: c1966 Council rates: \$986.50 per annum SA Water: \$153.70 per quarter Emergency Services Levy: \$113.50 per annum Strata Manager: Strata Management SA Strata Rates: \$459.40 per quarter Sinking Contribution: \$196 per quarter Rental assessment: TBA per week All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330.