

# 3/44 Coorara Avenue, Payneham South, SA 5070

## House For Sale

Thursday, 25 January 2024

3/44 Coorara Avenue, Payneham South, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: House**



Damien Geyer  
0438878181



Nicola Biagi  
0424975413

**\$460,000 - \$490,000**

Unit 3 at 44 Coorara Avenue, Payneham South is located in a quiet, little, 4-home strata group with well-maintained paved driveway and garden beds. It is a self-managed strata group with no shared costs other than insurance making this a very affordable living option, or investment opportunity. 2 bedrooms, both with built in floor to ceiling robes, master with ceiling fan for added comfort, and carpet flooring. Upon entry is the main living/lounge area which has a reverse-cycle split system air conditioner on the wall, as well as a heater unit for all year temperature control. The kitchen has good bench space, electric oven, gas cooktop, skylight for added natural light and built in cupboard/pantry space. The bathroom includes shower and bathtub, with separate toilet, laundry access to rear yard and outdoor entertaining area. Outside has a garden shed for storage, single garage with internal door to passage, gas hot water service and overall low maintenance yards. Perfect little unit for the quiet life, great location with bus stops and main roads within walking distance as well as good investment options for the investor. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833