

**3/44 Melbourne Street, North Adelaide, SA 5006**



**Apartment For Sale**

Thursday, 18 April 2024

3/44 Melbourne Street, North Adelaide, SA 5006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Wayne Tuong  
0882928300

## Auction (USP)

Located along the vibrant Melbourne Street in North Adelaide, this trendy 2-bedroom unit presents an enticing opportunity for first-time buyers seeking urban living or astute investors eyeing a prime rental property. With its central location, residents enjoy direct access to a diverse array of cafes, restaurants, and specialty shops, creating a dynamic lifestyle at their doorstep. Upon entering, you're greeted by a welcoming ambiance as you step into the long floorboarded hallway, leading you into the heart of the home. The spacious open-plan living and dining area seamlessly blend into the well-appointed kitchen, boasting ample storage space and a generous breakfast bar perfect for casual dining or entertaining. Equipped with a gas stovetop, the kitchen offers convenience for culinary enthusiasts. The unit boasts two generously sized bedrooms, providing ample space for personalisation and relaxation. These bedrooms are serviced by a centrally located main bathroom, featuring a separate bathtub and shower, catering to both relaxation and practicality. A gated access to the unit that offers lock up off street parking makes this unit an even better catch. One of the highlights of this property is the private atrium, offering residents a tranquil outdoor-like setting where they can unwind and enjoy their morning coffee amidst abundant natural light filtering through the enclosed glass roof, creating a serene retreat within the confines of home. Beyond its inviting interiors, the location of this property is exceptionally convenient, situated in North Adelaide just on the outskirts of the CBD. Residents benefit from proximity to an array of amenities, including parklands with walking tracks for outdoor enthusiasts, as well as an eclectic mix of restaurants and cafes. Moreover, being centrally located ensures easy access to various public transport options, including buses, train lines, and the tramline, facilitating seamless commuting throughout the city and beyond. Families will appreciate the property's zoning to quality schools such as North Adelaide Primary School, Walkerville Primary School, Adelaide Botanic High School, and Adelaide High School, enhancing its appeal for both residents and potential tenants alike.

**What we Love:**

- Ideal for first-time buyers or investment property seekers
- Direct access to cafes, restaurants, and specialty shops
- Floorboards throughout the property
- Spacious open-plan living and dining area
- Well-appointed kitchen with ample storage and generous breakfast bar
- Gas stovetop for convenient cooking
- Air conditioning unit in main living area
- Two large bedrooms
- Centrally located main bathroom with separate bathtub and shower
- Private atrium providing outdoor-like setting with natural light
- Convenient proximity to CBD and surrounding amenities
- Abundance of parklands and walking tracks nearby
- Close to renowned eateries like the Bakery on O'Connell
- Easy access to public transport options including buses, trains, and tramline
- Zoned to North Adelaide Primary School, Walkerville Primary School, Adelaide Botanic High School, and Adelaide High School

**Auction:** Saturday, 4th May 2024 at 3:00pm (USP) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.