

**3/45 MacArthur Street, Warradale, SA 5046**



**Sold Unit**

Friday, 18 August 2023

3/45 MacArthur Street, Warradale, SA 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 106 m2**

**Type: Unit**



Andrew Hodge

## Contact agent

The exceptional spaces provided with this unit are matched perfectly with the lifestyle & convenience that come with this highly desired location. Front & rear yards combine for approximately 237sqm of land located at the rear of this well maintained & small group of 4. Similarly, 106sqm of floorspace allows for comfortable & generous living with a fantastic opportunity to add value and create something really special. Importantly the unit is connected only by a garage that provides personal access to the rear of the home further enhancing the sense of security & privacy. Spacious living with a bay window has designated dining connecting to a well-appointed kitchen. This space has been renovated to include stainless appliances, a gas cooktop & dishwasher with great storage. Both bedrooms are big, the main with a wall of wardrobes & French doors leading to the front courtyard. Whatever the season or occasion, the dual yards with different attributes provide flexible areas to entertain, enjoy a quiet moment and welcomed space to potter. A spacious bathroom is very functional with the added convenience of a separate loo. Other features include, • Automatic roller door to secure garage • Evaporative cooling & a gas heater to the living and ceiling fans • Large toolshed • Instant gas hot water & separate laundry. Another standout feature are the amenities within easy reach. Positioned a couple of doors away from Bowker Street Reserve providing great recreation options along with SA Aquatic Centre and some of Adelaide's best beaches a short distance away. Cosmopolitan shopping & dining options along Jetty Road Brighton with Westfield Marion up the road, easy public transport options including the train for an quick commute to the CBD and not to forget the wide variety of schooling options including zoning for Brighton High.