

# 3/5 Avondale Street, Clarence Park, SA 5034

## Unit For Sale

Thursday, 4 April 2024

3/5 Avondale Street, Clarence Park, SA 5034

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 120 m2

Type: Unit



Grant Wills

**\$485,000 - \$530,000**

Best offers by Wednesday 17th April at 11am Nestled in a tranquil, tree-lined cul-de-sac, this charming unit is surrounded by character homes that add to its appeal. The property boasts a secure entrance, accessible through remote gates, ensuring your peace of mind. It is part of a small group of only five, each with its own designated undercover car park plus another off-street car park. Solid brick construction, featuring an open plan living, dining and kitchen area. The kitchen is well-sized and equipped with a dishwasher and stainless steel appliances. The unit also includes a reverse cycle air conditioner and ample linen storage. The master bedroom comes with built-in robes, and the neat, light-filled bathroom is fitted with a shower. A separate laundry adds to the convenience. The unit also offers a neat, private rear courtyard with low maintenance paving and north-facing aspect. Located just moments from the CBD and the cosmopolitan precincts of Goodwood and Hyde Park, this property is currently tenanted on a periodic lease. It presents a fantastic investment opportunity, an ideal first home or perfect downsizer. Local council: Unley Council rates: \$983.50 p.a. approx. Year built: 1965 SA water rates: \$153.70 p.q. approx. Strata rates: \$280 pq + \$52 sinking fund pq