

3/53 Monmouth Road, Westbourne Park, SA 5041

**NOAKES
NICKOLAS**

Sold Unit

Friday, 8 March 2024

3/53 Monmouth Road, Westbourne Park, SA 5041

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Sam George
0400260066



Zac Watts
0448217726

\$548,000

Fresh and fabulous, this cleverly updated 1970s unit offers a central location close to Goodwood Road, Unley, Hyde Park and Mitcham precincts alike in Westbourne Park. Set within a tidy cream brick group this two-bedroom unit offers approx. 107m² of total living across a spacious and practical floorplan. Enter directly into the lounge and take in the comfort of fresh carpet and raw timber framework, including the double doors that lead you through to the kitchen/meals. Over easy-care tiles you've plenty of room to incorporate your dining table, with a sparkling new kitchen fresh in white and neutrals. Enjoy plenty of storage and counter space, a breakfast bar, and stainless steel appliances including a dishwasher, electric oven, rangehood and an induction cooktop. The bathroom has been updated too, with a timeless colour palette, modern floor and wall tiles, and a stylish vanity. Two carpeted bedrooms are comfortable retreats, with carpet and ceiling fans, and a large built-in robe for the larger bedroom. To the rear, a private outdoor entertaining area takes form under a generous pergola, offering a great spot to enjoy the afternoon sun, while morning sunshine is best enjoyed on the front porch, the perfect spot for a café table, chairs and a cuppa. Enjoy a wonderful lifestyle in the lovely suburbs just south of Adelaide city. From Monmouth Street, you can walk to The Pantry On Egmont as well as Bond & Lane, Pizzalola, and Good Burger. Enjoy the convenience of Woolworths and Big W just down the road as well as Mitcham Square Shopping Centre, and ample access to both buses and trains to get you around. More features to love:- Reverse cycle split system A/C plus ceiling fans- Undercover car space- Dedicated external access laundry- Low maintenance private courtyard with pergola- Zoned to Unley High and Westbourne Park Primary and within the catchment area for Mitcham Preschool Centre- Easy access to public transport along Goodwood Road plus Unley Road Railway Station- Just 4km to the Adelaide CBD

Title: Strata
Council: City of Mitcham
Council Rates: \$1302.85
PASA Water: \$153.70
PQES Levy: \$105.15
PA Strata Rates: \$1000
PA

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