

3/62 Luhrs Road, Payneham South, SA 5070

HARRIS

Sold Unit

Tuesday, 15 August 2023

3/62 Luhrs Road, Payneham South, SA 5070

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 219 m2

Type: Unit

\$525,000

Superbly located in the heart of the eastern suburbs, this spacious 2 bedroom homette provides all the comfort and convenience for the modern buyer. The home sits on a valuable Community-title, nestled amongst a small group of only 4 properties with a shared driveway. Inside, you'll discover an ideal floor plan with ample living space, updated kitchen, pergola and small rear garden with lawn. There's also secure parking with a single lock-up garage. Payneham South resides within some of the fastest-growing inner eastern suburbs in Adelaide, adjacent Trinity Gardens and Payneham. Popular local schools include Trinity Gardens School, St Joseph's, Norwood International HS as well as other prestigious private schools. Local shops are all nearby including Firl Shopping Village and Marden Shopping Village. Bus routes run along Luhrs Road as well for convenience into the CBD. More reasons we love this home:- Split system heating and cooling- Ducted evaporative cooling- Ceiling fans in both bedrooms- Gas cooking and hot water Don't miss your opportunity to secure this stunning home! * Currently tenanted until 11th March 2024 Specifications: CT / 5986/303 Council / Norwood Payneham & St Peters Zoning / GN Built / 1991 Land / 219m² Council Rates / \$1160pa Community Rates / \$316pq Community Manager / Willsmore Patterson Emergency Services Levy / \$114pa SA Water / \$189.24pq Estimated rental assessment / \$470 to \$500 per week / Written rental assessment can be provided upon request Nearby Schools / Trinity Gardens School, East Torrens P.S, Norwood International H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409