

**3/64 Boucaut Avenue, Klemzig, SA 5087**

**HARRIS**

**Unit For Sale**

Tuesday, 14 May 2024

3/64 Boucaut Avenue, Klemzig, SA 5087

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Annabelle Moore  
0438828654



Sally Jenkins  
0418474642

**\$440k-\$480k**

Best Offers By 10am Wednesday 29th May (unless sold prior) This fully renovated unit boasts an abundance of natural light, creating a warm and inviting atmosphere throughout. Say hello to spacious living with ample storage, perfectly suited for modern lifestyles. Nestled within a small, peaceful group of three units, the property offers much more of a small home opportunity for buyers looking to get into the market in a sought after location or downsize for a low maintenance lifestyle. Features include: • Reverse cycle split system • Dishwasher • Fully renovated • Rear courtyard for private outdoor space • Carport, plus space for visitor parking • Pets negotiable Convenience is key, with the city a mere 8km away. Whether you prefer the freedom of your car, the ease of public transport via bus, or the scenic route on your bike along the enchanting Linear Park beside the River Torrens, the choice is yours. Moments away to a variety of shopping choices such as Greenacres Central or Marden Shopping Centres. Specifications: CT / 5039/244 Council / Port Adelaide Enfield Zoning / GN Built / 1976 Council Rates / \$1,390.64pa Emergency Services Levy / \$93.05pa SA Water / \$146.65pq Estimated rental assessment / \$440 to \$470 per week / Written rental assessment can be provided upon request Nearby Schools / Klemzig P.S, Hillcrest P.S, Hampstead P.S, Avenues College 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