

3/64A Winston Avenue, Melrose Park, SA 5039

**NOAKES
NICKOLAS**

Unit For Sale

Wednesday, 6 March 2024

3/64A Winston Avenue, Melrose Park, SA 5039

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Sam George
0400260066



Zac Watts
0448217726

\$470K - \$500K

Best Offers By 25/3 at 12pm (Unless Sold Prior). Set towards the rear of a small group, this two-bedroom townhome offers a convenient and comfortable home base in the ever-blossoming and very family-friendly Melrose Park. An ageless brown brick façade rises from behind private fencing. Enter the ground floor directly into the spacious lounge and take in sleek timber look floors and a character beamed ceiling. There's lots of room to configure your dining and lounge settings, while a large archway connects your living spaces to the kitchen with ease, with large windows throughout keeping it light and bright. Enjoy modern cabinetry and appliances including a gas cooktop and electric oven, a chic tiled splashback, and plenty of storage and counter space. Outdoors, enjoy a spacious courtyard with a lawned area and stylish paving to create a low maintenance Alfresco living space. Upstairs, two carpeted double bedrooms enjoy the comfort of carpet and benefit from an additional sense of space under raked ceilings, with built-in robes providing practical storage, and a balcony for the main bedroom. An updated bathroom offers modern tiling, vanity and shower, while laundry facilities are tucked away in the European style downstairs. Spacious and welcoming, this wonderful townhome will appeal to the investor, first home buyer, downsizer, professional, small family and empty nester alike in Melrose Park. Enjoy local cafes including The Middle Store, The Little Fig and Our Boy Roy, Alexander Ross Reserve and Playground around the corner, and great access to a variety of public transport. More features to love:- Reverse cycle split system A/C to lounge and main bedroom- Dedicated car space- Secure and private front courtyard- Low maintenance rear courtyard- Close to convenient shopping at Castle Plaza, including Coles and Target, and Mitcham Square, including Woolworths and Foodland- Zoned to Unley High, walking distance to Edwardstown Primary, close to Westminster School and within the catchment area for Cumberland Preschool Kindergarten Inc- Easy access to buses along Edward Street and Winston Avenue and 1.2km to Edwardstown Railway Station- 4.7km to the Adelaide CBD, 5.2km to Westfield Marion, 6.5km to Glenelg Beach Land Size: 10sqm Year Built: 1972 Title: Strata Council: City of Mitcham Council Rates: \$1299.05 PASA Water: \$153.70 PQES Levy: \$96.35 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.