

3/7 Gilding Avenue, Royston Park, SA 5070

HARRIS

Unit For Sale

Tuesday, 5 December 2023

3/7 Gilding Avenue, Royston Park, SA 5070

Bedrooms: 2

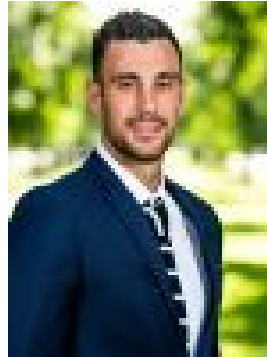
Bathrooms: 1

Parkings: 1

Type: Unit



Guy Barrett
0405663406



Sam Johns
0437885776

\$590k-\$625k

Best Offers By 12pm Tuesday 19th December 2023 (Unless Sold Prior) Prime rear position in a small group. Check. Fully updated and move-in-ready. Check. Lock-up garage, room to move, private rear garden and an unbeatable location adjacent to Joslin and St Peters. Check, check, check and check. That's right; this immaculately presented and solidly built 2-bedroom home checks every box for anyone in search of so much more than just another unit to live in and love or set and forget as an astute notch in a growing investment portfolio. That rear position means this light-filled home forges a unique and spacious footprint headlined by an open-plan living zone stretching from its big bay window to a modern kitchen with stainless steel appliances, dishwasher and a bounty of bench and cupboard space. The main bedroom certainly isn't short of space (or storage), just steps from a light, bright, airy and beautifully-updated bathroom with oversized vanity/mirror, frameless shower/bathtub combo and classic subway tiling. Offering whisper-quiet peace, privacy, space and security, that rear garden rivals those usually attached to larger standalone homes, giving you the luxury to potter, please a crowd and keep a pet like few units allow. The perks of St Peters and surrounds are Royston Park's too, just 10 minutes from the CBD, a short pedal from the Linear Park and moments from quality schools and shopping precincts, The Parade, parks/reserves and public transport. Lifestyle. CHECK. More to love: - Tastefully renovated solid-brick unit with enviable rear position - Lock-up garage with auto roller door, rear access - Additional off-street parking - Stylish timber-look flooring - Efficient heating/cooling provisions - Storage includes built-in robes to both bedrooms - Separate laundry - Freestanding gas cooktop/oven - Large, landscaped rear garden with room to entertain/alfresco dine - Moments from The Avenues and Marden Shopping Centres - And much more.

Specifications: CT / 5038/652 Council / Norwood Payneham & St Peters Zoning / Established Neighbourhood Built / 1972 Council Rates / \$1,264pa Strata Rates / \$546pq Strata Manager / Best Strata Emergency Services Levy / \$124.05pa SA Water / \$186.80.pq Estimated rental assessment: \$520 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / East Adelaide School, Marryatville 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