

3/93A Alexandra Avenue, Toorak Gardens, SA 5065

HARRIS

Unit For Sale

Thursday, 13 June 2024

3/93A Alexandra Avenue, Toorak Gardens, SA 5065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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Contact Agent

Best Offers By 12pm Tuesday 2nd July

When your day-to-day entails a tree-lined dash to Dulwich, Burnside Village and The Parade from a prominent corner position, there'll be eyes all over this sweet, solid brick 2-bedroom prize. Enviably set at the Giles Street end of a colonial group of six, awash in neat neutral décor and polished timber floors, it graces a front row seat to one of the most affluent Avenues in the east. Led by sunlit open plan living, a refurbished galley-style kitchen - bigger than many you'd find in a courtyard home - and two robed double bedrooms adjacent the most pristine terrazzo bathroom we've ever seen. Today, this privileged package could be yours - or that of your eager-to-sign tenants. You'll savour the security of window grilles and a carport-to-kitchen dash via the gated private courtyard, abundant linen, bedroom and laundry storage, and a location as tightly held for its grand historic homes as it is for key investments like this. Peek through the trees for the Toorak Burnside Bowls Club, meet friends at The Corner Store Café or the Commissary overlooking Victoria Park, trot the kids to Rose Park Primary, or browse Kensi Road's retail and restaurant strip. There's no end to the pluses this close to the CBD. Kick the leaves, embrace the lifestyle... East-side class with lifestyle to go:- Solid brick 1960s 2-bedroom unit, one of 6- Polished timber floors throughout- Huge galley-style kitchen with gas cooktop & dining pass-through- Full-height BIRs to both double bedrooms- Wall-set R/C air conditioning to open plan living/dining - Spacious L-shaped front yard- Private & enclosed rear courtyard - Convenient carport to kitchen access- Large laundry with tall louvred storage- Zoning for Rose Park P.S. & Marryatville H.S.- A pivot to Dulwich Village boutiques, shops & cafes - An about-turn to The Parade & Burnside Village- Just 3.5kms east of the CBD...Specifications:CT / 5029/192Council / BurnsideZoning / ENBuilt / 1968Council Rates / \$991.60paStrata Rates / \$473.50ppStrata Manager / Horner ManagementEmergency Services Levy / \$118paSA Water / \$153.70ppEstimated rental assessment / \$500 - \$530 per week / Written rental assessment can be provided upon requestNearby Schools / Rose Park P.S, 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