

4/11 Lurline Avenue, Gilles Plains, SA 5086

HARRIS

Unit For Sale

Friday, 3 May 2024

4/11 Lurline Avenue, Gilles Plains, SA 5086

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Suellen Salt

0437297267

\$350k-\$385k

It's convenient, quietly cornered, and everything you'd deem a sound investment to be - a spacious 2-bedroom unit ready to welcome you or a tenant, just 11kms from town. As a downsizer or first-time buyer, perhaps you'll call it home with Linear Park, the Paradise Interchange, and Gilles Plains Shopping Centre on your super-close lifestyle radar. One of four in the line-up, the conventional 1970s unit provides peace of mind security with roller shutters and security screens, opens to a carpeted lounge with a ceiling fan and split system comfort, follows the sun's rays to a functional kitchen and laundry, and exits to a larger than you'd ever expect fenced backyard. Neat, lawned and up for anything - with a garden shed and carport rear access as a bonus. Each bedroom takes a front or a rear turn against the original bathroom, and it's in the updates you may choose to make that'll take this north-eastern gem to shiny new heights. Barely one block back from ALDI, Woolworths, global cuisine and takeaway eats, even a McCafe to get your day started on course for the bus, you'll praise a locale giving you so much on a near-city platter. Take the little ones to the Lions Memorial Reserve, a bike ride along the river, or a trip to the zoo via the O-Bahn - live for the now, or invest for the long term, it couldn't be easier... Make the first move, now:- 1970s built conventional 2-bedroom unit- Quiet, end of cul-de-sac & end of block position- Neat, lawned & fenced backyard - Front security roller shutters - Rear security screens - Single carport with auto roller door + off-street parking for 1 more- Split system & ceiling fan comfort- Sunlit all-in-one original bathroom- Just a 200m walk to North-east Road- 2kms from the Paradise Interchange- Zoned for Avenues College Specifications: CT / 5042/10 Council / Port Adelaide Enfield Zoning / GN Built / 1975 Council Rates / \$1030.15pa Emergency Services Levy / \$91.55pa SA Water / \$146.65pa Strata Rates / \$625.31pa Strata Manager / Fewster Strata & Community Management Estimated rental assessment: \$350 - \$385 p/w (Written rental assessment can be provided upon request) Nearby Schools / Wandana P.S, Avenues College, Dernancourt School, Hillcrest P.S, Ingle Farm East P.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