

**4/2 Elder Street, Daw Park, SA 5041**



**Unit For Sale**

Saturday, 25 November 2023

4/2 Elder Street, Daw Park, SA 5041

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Robbie Smith  
0432623332

**\$450K**

Auction On Site Friday 15th of December @ 6:00pm Nestled among the beautiful tree-lined streets of Daw Park, this charming unit provides a low-maintenance lifestyle in a location that's hard to beat. Appealing to downsizers, first-home buyers eager to break into the property market or investors after a great investment opportunity. Enter to discover a large spacious living area, flooded with natural sunlight right through to the modern kitchen and meals area. With plenty of storage space, the kitchen is complete with an electric cooktop and a Westinghouse oven and displays a contemporary and clean colour palette. Accommodating two great-sized bedrooms, one complete with a large built-in wardrobe and both serviced by the spacious main bathroom boasting a separate bath and shower. A private and undercover courtyard finishes off what is an already impressive offering; and one that should not be overlooked! Brilliantly located within walking distance to trendy cafes on Goodwood Road and Winston Avenue, as well as an array of public transport options within reach. Just 7 km from the Adelaide CBD, Daw Park continues to achieve popularity for its aesthetic appeal and convenient location. Located within a peaceful and well-maintained group; this unit is a perfect blank canvas, with an updated kitchen that has already been done for you; so what are you waiting for! More reasons to love this opportunity:- Spacious light-filled lounge room with fireplace- Modern kitchen with plentiful storage - Spacious bathroom with separate bath and shower- Linen cupboard storage in the hallway - Outside laundry with room for washer and dryer- Excellent courtyard with large clothesline and carport 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 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.