

**4/22 Cashel Street, St Marys, SA 5042**

**HARRIS**

**Unit For Sale**

Tuesday, 19 March 2024

4/22 Cashel Street, St Marys, SA 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Unit**



Matt Lange

0466636119

## \$495k-\$510k

With a sparkling and stylish renovation completely re-inspiring what unit life looks like, 4/22 Cashel Street – a whisper-quiet haven secluded at the rear of this small development – captures stunning easy living, picture-perfect for first-time buyers, young couples, right through to downsizers with a love for hosting. Beautifully blending an interior aesthetic of neutral tones and warming bamboo floating floors, delivering wonderful open-plan entertaining. The light-filled central lounge is just a comfortable conversation away from the gorgeous timber-decked alfresco to one side, and the combined kitchen and dining social hub to the other... prepare to embrace an understated magic here that's nothing short of love at first sight. Superbly spacious and packed with storage, this crisp chef's zone is ready to dish out your best foodie ideas with a dedicated vegetable and herb garden right outside. The flawless updating continues throughout, as the gleaming bathroom is well-positioned to both bright and airy bedrooms, which see wide windows and built-in robes, while a functional laundry and more built-in cabinetry in the secure garage add great practicality. No need to lift a finger, this impeccably presented home promises instant living finesse with open-house appeal to enjoy relaxed downtime as much as fun-filled get-togethers. Arm's reach to some of the most sought-after, city-fringe suburbs like Colonel Light Gardens, Cumberland Park, and Clarence Gardens, this thriving pocket needs no reminding of its longer-term value. A stone's throw to Pasadena Foodland, Castle Plaza, as well as the bustling Westfield Marion, moments to popular outdoor swimming pools and leafy recreation parks, and less than 15-minutes to the soft sands of Somerton Beach – let planting your feet in this St Marys stunner be the start of something special. Features you'll love:- Beautifully free-flowing footprint as the spacious lounge and light-filled dining and kitchen zone combine for one elegant entertaining hub- Crisp modern chef's zone spilling with great bench top space, abundant cabinetry, feature lighting and gleaming appliances, including sleek electric induction cooktop and integrated dishwasher- Generous master bedroom featuring BIRs and split-system AC- Ample-sized second bedroom, also with BIRs- Sparkling main bathroom featuring separate shower and bath, as well as separate WC for added convenience- Delightful timber-decked alfresco catching lovely blue-sky views and established native garden- Neat irrigated lawn area, garden shed, as well as dedicated vegetable and herb garden beds- Secure garage with in-built cabinetry and auto roller door- Energy-efficient heat pump hot water system and fast fibre-to-the-premises NBN

Location highlights:- Well-positioned along this thriving southern corridor still close to the CBD but also easy access to SA's iconic mid-coast- Around the corner from Pasadena Shopping Centre, as well as Castle Plaza & Target for great everyday shopping options- Moments to the bustling Westfield Marion for more great department and brand name outlets, as well as all your social and weekend entertainment- Less than 15-minutes to the picturesque beaches of Somerton, Brighton and Seacliff for a fantastic summer lifestyle

Specifications: CT / 5039/331 Council / Mitcham Zoning / SN Built / 1975 Council Rates / \$1,301.30pa Strata Rates / \$450.00pq Strata Manager / Adelaide Strata & Community Management Emergency Services Levy / \$102.15pa (approx) SA Water / \$153.70pq (approx) Estimated rental assessment / \$490 to \$520 per week / Written rental assessment can be provided upon request

Nearby Schools / Clovelly Park P.S, Edwardstown P.S, Clapham P.S, Ascot Park P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.S

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