

4/3 Lewis Street, Goodwood, SA 5034

HARRIS

Unit For Sale

Wednesday, 10 January 2024

4/3 Lewis Street, Goodwood, SA 5034

Bedrooms: 3

Bathrooms: 2

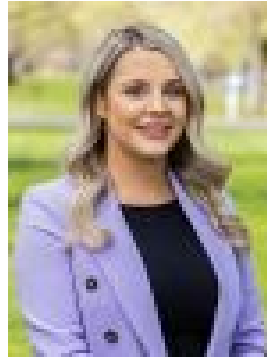
Parkings: 1

Area: 127 m2

Type: Unit



Jarred Stamoulis
0430160663



Naomi Perrett
0488540920

\$740k

Tightly embraced to the rear of its tree-lined no-through street, this divine reproduction takes inspiration from the surrounding character homes whilst offering a contemporary and low-maintenance option to reside carefree in the sought-after and eclectic mecca of Goodwood. Solid timber floors capture the ample sunlight streaming through both picture windows and glass sliding doors, connecting the north-facing courtyard with both lounge and dining areas to create a bright and spacious ambience. Joining both domains, the kitchen brings more warmth through timber benchtops, shelving and an extended eat-in island bench, functionally offset by quality stainless steel appliances and dishwasher. Three bedrooms thoughtfully surround the living areas, whilst the spacious master receives its own ensuite, dual built-ins and private access to the courtyard to enjoy a morning coffee in peace before the rest of the house wakes. Forming the perfect zone for kids, the two remaining bedrooms share access to a main bathroom with separate tub and toilet, neighbouring a spacious internal laundry with direct rear access. Doubling down as a formidable option for families, the address falls within coveted zoning to Glenunga International High, along with proximity to a host of other reputable schooling options including Goodwood Primary, St. Thomas, Walford Anglican, Annesley Junior & Pulteney Grammar - just to name a few. Set right in the heart a thriving cosmopolitan location, you'll relish spending your free time boutique shopping along King William Road, grabbing your morning latte from Trouble & Strife and meeting for Friday knock offs at Good Gilbert, whilst the CBD is just a nimble tram ride, 3km stroll or ride via dedicated bike path away... Even more to love:

- Cohesive, tight-knit community of four
- Lockup carport under main roof
- Built-in robes to bedroom 1 & 2
- Ducted R/C air conditioning
- Flourishing, water-wise gardens
- Upgraded hot water system
- Zoned for Glenunga International High
- Walking distance to bus, tram & train
- Proximity to Wayville Showgrounds, Goodwood Hotel, IGA, Capri Theatre & Orphanage Park
- Dedicated bike/walking path to the city and beach passes through Goodwood
- Childcare Centres within 10 minutes walk, a public pool, parks and playgrounds, tennis courts and many sporting clubs.
- Tram, train and bus services pass through the neighbourhood giving access to both major universities and hospitals, the beach and the city.

Specifications: CT / 5295/201 Council / Unley Zoning / EN Built / 1995 Council Rates / \$1,388pa Strata Rates / \$719.70pq Strata Manager / Adcorp Property Group Emergency Services Levy / \$166.30pa SA Water / \$187.79pq Estimated rental assessment: \$630 - \$660 p/w (Written rental assessment can be provided upon request) Nearby Schools / Glenunga International High School, Pultney Grammar School, Walford Anglican School for Girls, Goodwood Primary School, St Thomas Primary School, Sturt Street Primary School

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