

**4/31-44 Glynburn Road, Hectorville, SA 5073**



**Townhouse For Sale**

Thursday, 13 June 2024

4/31-44 Glynburn Road, Hectorville, SA 5073

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 101 m2**

**Type: Townhouse**



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## Auction on-Site Saturday 29th June 3:00PM

Discover your dream home or a perfect investment opportunity with this charming two-bedroom, one-bathroom apartment, ideally situated in a prime location with unbeatable convenience. This delightful two-level unit, nestled in a serene complex offers a modern, low-maintenance lifestyle perfect for first-time buyers or savvy investors. Step inside to find an air-conditioned, open-plan lounge and dining area that exudes comfort and space. Adjacent, is a well-equipped kitchen boasting ample cupboard and bench space, an electric stove, Puratap, and a dishwasher. Enjoy a pleasant view of the courtyard as you prepare your meals, making cooking a delightful experience. The private rear courtyard, accessible directly from the unit, provides an ideal spot for outdoor dining or relaxation, complete with a clothesline and plenty of room for a comfortable outdoor setting. Upstairs, the timber staircase leads you to two generously sized bedrooms, both featuring built-in robes and ceiling fans for comfort and convenience. The master bedroom includes split-system air conditioning, ensuring comfort throughout the year. The fully tiled bathroom is ideally designed with a corner shower, toilet, and a vanity with ample storage space. Additional features of the unit include a separate internal laundry room, security screens across the doors and windows, and a single carport space for secure, undercover parking. Location is key, and this apartment excels with superb access to public transport and an array of shopping and dining options. Firlle Plaza, Marden, and Newton Central shopping centres are within easy reach, offering everything from daily essentials to gourmet treats. Aldi is conveniently located across the road, while The Glynde Hotel, charming cafes, Pasta Deli, and Mitre 10 are all nearby, ensuring you're truly spoiled for choice.

**Property Features:**

- Two-bedroom and one-bathroom, two storey unit
- Both bedrooms have built-in robes and ceiling fans for comfort
- The master bedroom has split system air conditioning
- The bathroom is on the upper level and has a corner shower, vanity storage, a toilet, and floor-to-ceiling tiles
- Linen cupboard outside the bathroom for convenience
- Downstairs living and dining room with split system air conditioning
- The kitchen offers ample bench and cupboard space, with a Puratap, dishwasher, and electric stove
- Laundry room with backyard access
- Laminate floorboards throughout the unit
- Rear paved courtyard for outdoor enjoyment
- Security screens across the doors and windows
- Single carport for undercover parking
- Unit is located within a large complex close to shops
- East Torrens Primary School is only four minutes away

**Schools:** The nearby zoned primary schools are East Torrens Primary School and Charles Campbell College. The nearby zoned secondary school is Morialta Secondary College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner.

**Auction Pricing -** In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | Campbelltown Zone | SB - Suburban Business \\ Land | 126sqm (Approx.) House | 101sqm (Approx.) Built | 1975 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa