

4/5 Cawthorne Street, Thebarton, SA 5031



Unit For Sale

Wednesday, 27 March 2024

4/5 Cawthorne Street, Thebarton, SA 5031

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit



Daniel Seach
0423598964

Under Offer By Daniel Seach

Nestled at the rear, this spacious homette offers a sense of exclusivity and independence. Boasting two generously sized bedrooms complete with built-in robes, this homette offers ample storage space and privacy for residents. The adaptable garage space adds versatility to the property, allowing for the creation of an additional rumpus space, or continuing to utilise it as a garage (stpc). Inside, a functional kitchen awaits, equipped with a gas cooktop and adjoined to the dining space for seamless entertaining. Abundant natural light fills the living areas, creating an inviting atmosphere for relaxation and leisure. The spacious living room, located at the front of the property features a large air conditioner to ensure year-round comfort. Stepping outside you are afforded a spacious undercover outdoor entertaining area, for all-year-round entertaining. Completing this exceptional opportunity is the location; located in the up-and-coming area of Thebarton, this property is close by to Dove St Reserve, Mister Sunshines, The Wheatsheaf, bus and tram public transport, and is zoned to Adelaide & Botanic High Schools.- Nestled at the rear for privacy in a small group of 5 properties- Abundance of natural light throughout the property- Spacious living space with reverse cycle air conditioning- Two spacious bedrooms; both with built-in robes- Functional kitchen with gas cooktop & plenty of storage- Full size, recently painted bathroom with separate toilet- Expansive outdoor entertaining area with a huge pergola- Closeby to cool cafes & pubs; Mister Sunshines & The Wheatsheaf- Zoned to Adelaide & Botanic High Schools- Bus and tram a mere 5 minute walk away- Currently tenanted until 13/02/2025 @ \$425 per weekOther Information: Title: Strata Title Council: City of West Torrens Zoning: Established Neighbourhood Build: c1991 Council rates: \$1,105.45 per annum SA Water: \$155.56 per quarter Emergency Services Levy: \$130.10 per annum Strata Manager: Self-Managed (No Company) Community Rates: \$363.50 per quarter Rental Assessment: \$485 per week All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.