

4/59 Tutt Avenue, Kingswood, SA 5062



Unit For Sale

Friday, 24 May 2024

4/59 Tutt Avenue, Kingswood, SA 5062

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Unit



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AUCTION: Saturday 15/06/24 at 12pm

Make your first property move into the leafy surrounds of picturesque Kingswood with this two-bedroom, company title single-level unit boasting all the credentials for a perfect start or long term investment. Displaying striking black and white striped awnings across the front, this cream brick unit is desirably situated at the rear of a well-maintained group of seven and features an updated easy living layout, sunny courtyard, carport and lifestyle convenience close to shops, parks, public transport and the city. The welcoming front porch is fully enclosed providing not only privacy and protection from the elements, but a lovely spot to sit, relax and enjoy the Winter sun streaming through the wall of glazing. Then step through to the living/dining room where the crisp white interiors shine with style and create a serene ambience. The living room features a sculptural ceiling fan and split system air-conditioner, for comfort in any season. Completely renovated, the classically appointed kitchen will impress with its white cabinetry, charcoal grey benchtops, stainless steel dishwasher, oven and walk-in pantry. The two bedrooms are both carpeted, with the main also fitted with built-in robes and overhead fan; while the bathroom has been updated with attractive feature tiles, sleek vanity, glass shower and w.c. The laundry leads to the rear courtyard and there is also the convenience of a second separate w.c. The North-facing, full-width paved courtyard stretches across the rear and is the ideal sunny spot for al fresco dining and entertaining - it even includes a gazebo for that extra bit of pizzazz! The units are separated by a carport for superior peace and privacy. Less than a 10-minute commute to the CBD, the unit is your gateway to a peaceful, blue-chip address. The lifestyle on offer here is another drawcard, with a choice of vibrant shops and cafes in the Mitcham Square Shopping Centre, the cinema, popular local hotels, fine dining, casual eateries and all amenities close by. Plus, it's just a few minutes' walk to the bus stop and within easy reach of parks and quality schooling. It's the perfect low maintenance downsizer, sensational first home or smart investment.

AUCTION: Saturday 15th June at 12pm, on site (USP). CT: Volume 5679 Folio 144
Company Title Council: City of Mitcham Council Rates: \$1,304.00 per annum (approx) Water Rates: \$190.00 per quarter (approx) Body Corporate: \$728.00 per quarter (approx) Year Built: 1960 (approx)

To register your interest or to make an offer, scan the code below: <https://prop.ps/l/5fgdr8QVQm6B> (Please copy and paste the link into your browser)

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