

4/6 Crossley Avenue, Croydon Park, SA 5008



Unit For Sale

Tuesday, 6 February 2024

4/6 Crossley Avenue, Croydon Park, SA 5008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 105 m2

Type: Unit



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\$340k - \$370k

Offers close Mon, 26 Feb - 12pm (usp) Nestled at the rear of a Strata group comprising four units, 4/6 Crossley Avenue beckons with a serene and private ambiance, enveloped by outdoor entertaining spaces and lush gardens. Perfectly suited for first-time homebuyers, savvy investors, or those looking to downsize, this impeccably maintained home requires no additional work, ensuring a seamless move-in experience. Upon entry, bask in the natural light flooding the open-plan kitchen and dining area—an ideal setting for hosting gatherings with family and friends. The chic black and white kitchen boasts a breakfast bar, gas stovetop, and dishwasher. The separate, surprisingly spacious living room offers a comfortable retreat. The central hallway guides you to the main bedroom featuring a built-in robe, a second bedroom, a central bathroom with both a shower and a bath, and a separate laundry with external access. Ceiling fans in the living and main bedroom, coupled with reverse cycle air conditioning in the kitchen/dining area, provide comfort year-round. External roller shutters enhance security and privacy, while ample built-in storage, including a linen cupboard, caters to organisational needs. Step outside to discover a haven beyond the ordinary courtyard – a garden shed, garden beds, and an expansive pergola space for entertaining. A dedicated carport adds convenience to this already appealing package. Strategically positioned, this home is a mere 15-minute commute to Adelaide CBD, with Welland Plaza and Churchill Centre offering nearby shopping options. A short 350m stroll takes you to the nearest bus stop with a city route, completing the picture of convenience and tranquility at 4/6 Crossley Avenue. CT Reference - 5035/663 Council - City of Port Adelaide Enfield Council Rates - \$1,033.10 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$97.60 pa Strata Rates - \$530.00 pa Year Built - 1971 Total Build area - 105m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403