

# 4/6 Dawson Street, Fullarton, SA 5063

## Unit For Sale

Thursday, 18 April 2024

4/6 Dawson Street, Fullarton, SA 5063

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 223 m2

Type: Unit



Peter McMillan  
0417733900



Glenn McMillan  
0476394663

**\$570,000**

Auction Location: On Site Set privately and securely at the rear of an exclusive group of 7 on a wide tree-lined street, this beautifully presented two-bedroom unit will suit first home buyers, downsizers and investors alike. This single level property is freestanding (no adjoining walls) and the lock-up garage under the main roof has remote controlled access and a rear roller door through to the private back yard. Plantation shutters provide charm and privacy to the carpeted master bedroom, living and dining rooms. The spacious kitchen/ meals has ample cabinetry, rich granite benchtops, gas cooktop and a modern wall oven. Double doors integrate the kitchen/meals area to a sunny decked alfresco area and the spacious landscaped back yard. Central to both bedrooms, the bright bathroom has been tastefully updated and there is a separate toilet for guest convenience. Special Features to Appreciate: + Freestanding (no party walls) + North-facing rear + Updated kitchen and bathroom + At rear of secure group of 7 + Excellent investment potential + Built-in robe to bedroom 1 + Fully fenced rear yard with lawn + 200m to bus stop + Two reverse cycle split system air conditioners + Single garage under main roof, with auto door. This property is zoned for Glenunga International High, and Glen Osmond Primary Schools. Close to public transport, (3 km to CBD) and several shopping centres including Frewville Foodland, and Burnside Village. Peter and Glenn McMillan look forward to helping you with your enquiries on this lovely home. Further Information: Council Rates: \$1,051.70 p.a. Strata Rates: \$520.00 p.q. pls current Sinking fund Contribution \$200 p.q. SA Water: \$160.16 p.q.