

4/62 Warwick Street, Walkerville, SA 5081



Sold House

Tuesday, 21 November 2023

4/62 Warwick Street, Walkerville, SA 5081

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 126 m2

Type: House



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\$627,000

Prime perfection only a few steps to leafy Linear Park Auction Sat, 9th Dec - 11am (usp) This brilliant starter is an irresistible opportunity for young couples or savvy investors. The mantra in real estate has always been "location, location, location," and this property embodies that mantra with its prime positioning. Situated just across the road from the picturesque Linear Park, your new home invites you to enjoy leisurely walks, runs, or bike rides whenever you please. The greenery of Linear Park becomes an extension of your backyard, a peaceful backdrop to your daily life. At the end of the street you'll find yourself surrounded by charming cosmopolitan eateries and shops as well as many amenities. Easy commute to CBD, excellent schools and public transport nearby. What we love:

- Two generously sized bedrooms. The master bedroom, originally designed as two separate rooms, has been cleverly combined to create a supersized retreat
- Versatile living space with kitchen overlooking the open plan lounge dining area and accesses the rear yard
- Brand-new bathroom adds a modern touch to the home, offering a refreshing and stylish space for relaxation
- Convenient second WC downstairs adjoining the laundry
- Parking headaches are a thing of the past with valuable undercover parking available for two cars
- The roomy rear garden completes the package, providing a private oasis for outdoor entertaining, gardening, or simply unwinding after a busy day.
- Heating and cooling

Don't miss out on this rare opportunity to secure a home that checks all the boxes – location, space, convenience, and style. Your dream lifestyle awaits. Act fast, as opportunities like this are hard to come by! *Currently tenanted to lovely tenants until March 2024

Certificate of Title - 5045/507 Council – City of Walkerville Zoning – Suburban Neighbourhood Year Built - 1978 Total Build area - 126 sqm Council Rates - \$1382 pa SA Water Rates - \$153.70 pq Emergency Services Levy – \$123.30 pa Strata fees - \$669.25 pq Please contact Gianna Mezzino on 0416 091 758 for more details. 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 304568