

4/74 Sixth Avenue, St Peters, SA 5069



Unit For Sale

Wednesday, 3 April 2024

4/74 Sixth Avenue, St Peters, SA 5069

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 39 m2

Type: Unit



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Auction In-Room Tuesday 23rd April 6:00PM

Brimming with abundant location and lifestyle appeal, idyllic St Peters features affluent family homes, flourishing neighbourhood reserves, Linear Park privileges, and lively local cafes. Coupled with a city-fringe position boasting popular shopping venues and quick city commuting, and this prestigious locale is highly coveted for nesting and investing. With location high on your list of priorities, your one-bedroom, single-storey, small-group home-sweet-home on Sixth Avenue St Peters delivers peace and privacy amidst the irresistible allure of leafy streets, close-by bus stops and trendy neighbourhood cafes. This air-conditioned ground floor unit introduces first home buyers, downsizers and investors to an effortlessly easy space comprising open plan living, efficient bathroom/laundry facilities and one snoozy bedroom with a built-in robe. Further features we love:

- C.1965 small-group strata title homette
- Currently tenanted at \$1391.42 per month to December 2024
- Carparking space close to your door
- Ground floor convenience with a private patio at the rear
- Split system air conditioning
- A functional kitchen inviting customisation to showcase your individual style
- Updated bathroom/laundry combo
- Easy-care contemporary flooring already in place
- Short walk to the St Peters Bakehouse & Coffee Shop and The Lark Pizzeria
- Ideally positioned near The Avenues and Walkerville shopping centres

While the CBD is merely 4kms away (approx.), you can also enjoy the unlimited shopping, dining and entertainment opportunities afforded by easy proximity to The Parade Norwood, North Adelaide and the Adelaide Oval Riverbank precinct. Please note this auction will take place at Level 2, 431 King William Street, Adelaide, SA, 5000 rather than on-site. Registrations began at 5:30PM followed by the auction commencement at 6:00PM. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | NORWOOD PAYNEHAM & ST PETERS
Zone | EN - Established Neighbourhood
Land | TBCsqm(Approx.)
House | 39sqm(Approx.)
Built | 1965
Council Rates | \$TBC pa
Water | \$TBC pq
ESL | \$TBC pa