

403/301 St Clair Avenue, St Clair, SA 5011

Apartment For Sale

Thursday, 13 June 2024



403/301 St Clair Avenue, St Clair, SA 5011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Anthony Fonovic
0411513352

Best Offer Before 2pm Friday 28 June (USP)

Anthony Fonovic & Team Morris are excited to present this fabulous well priced apartment in this remarkable location positioned conveniently close to all the amenities you need. This spacious, neat & tidy 2-bedroom home offers an abundance of features with a low-maintenance lifestyle to match. On entering the apartment you are welcomed by the generous size open plan living, dining & kitchen featuring induction cooking, quality stainless steel appliances & crisp modern cabinetry with ample storage including a generous size pantry. The bright light-filled lounge area directly accesses the spacious balcony creating a great area bringing the outdoors in. Both bedrooms feature built-in robes & ceiling fans with bedroom 2 also accessing the balcony. The modern crisp white bathroom provides great convenience with a generous size semi-frameless shower, a good size linen cupboard & European style laundry. First home buyers & professionals will love this outstanding 2-bedroom apartment, while investors will relish the rental returns that such a wonderful home provides. Other features we love: - * Timber flooring to living area * Quality Carpet to bedrooms * Reverse Cycle Split System Air-conditioning * Ceiling fans to both bedrooms * Secure building access with intercom system * Secure undercroft carpark * Secure basement cage storage. Ideally located just a stone's throw from the green open spaces of St Clair Oval. A cosmopolitan neighbourhood with a village feel, St Clair is just 8km west of Adelaide's CBD & 5km from the sea. The conveniences & amenities of Woodville, West Lakes Mall & the reinvigorated Port area are in close proximity plus schools, golf courses, cinemas, medical services & more. St Clair features 22 hectares of waterways, parks & a village square with many outlets including Coles, Bakers Delight, a range of cafes, restaurants & medical centre. St Clair's own train station will get you to the city in 12 minutes with the express train from Woodville plus there are many other public transport options close by offering convenient alternatives for travel to the CBD or the sea! Specifications: -CT: 6158/449 Built: 2015 Council Rates: \$308.00pq Water Supply Rates: \$74.20pq Water Sewer Rates: \$79.50pq ES Levy: \$105.15pa Strata Admin: \$672.00pq Strata Sinking Fund: \$191.00pq Rental Return: \$ 550 pw The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice. RLA 274675