

**5/1 Lamont Street, Renown Park, SA 5008**

**HARRIS**

**Sold Unit**

Thursday, 29 February 2024

5/1 Lamont Street, Renown Park, SA 5008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Yianni Garbas  
0882023500

## Contact agent

Starting from the front door, you're immediately greeted by high ceilings creating a fantastic sense of space and anchored by high quality floating floors which continue throughout. The home itself is split into two halves – living and dining. Stone bench tops and high-quality glass splash backs line the wall leaving plenty of room for a full dining table and walkway to your backyard space while the living area is large enough to entertain in or simply stretch out. For the down-sizers, not only do you get all of this but with the ease of it all being on ground level. No stairs which can be an issue later on in life. But most of all, you are in a quiet group in a fantastic location which is continually on the rise. You still have a carpark and plenty of on-street parking, however, you may find the car doesn't get as much use when you discover the wide array of public transport options starting right at your front door. In less than 5 minutes you can bus to the highly sought after North Adelaide precinct and a couple minutes further you are in the city for all your socialising, shopping and other needs. Specifications: CT / 6190/38 Council / Charles Sturt Zoning / GN Built / 2017 Council Rates / \$1232.00pa Emergency Services Levy / \$105.15pa SA Water / \$200.00pa Strata Rates / \$495.00pa Estimated rental assessment / \$530 - \$550 per week / Written rental assessment can be provided upon request. Nearby Schools / Kilkenny P.S, Challa Gardens P.S, Woodville H.S. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409