

**5/115 Royal Avenue, Pooraka, SA 5095**



**Unit For Sale**

Wednesday, 29 May 2024

5/115 Royal Avenue, Pooraka, SA 5095

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 91 m2**

**Type: Unit**



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**\$339,000 - \$349,000**

Open the door to affordable home ownership with this spacious two-bedroom unit close to local reserves, bus stops and schools. The generous living area with an open kitchen connection, presents plenty of space for relaxed mealtimes with friends and family. Meanwhile, the thoughtful seventies' design sees a separate bedroom wing comprising two large bedrooms with ceiling fans intersected by a monochrome bathroom featuring an updated vanity and a shower over the bath. While generous space is a focal point, this unit doesn't compromise on creature comforts. There are cosy carpets in the bedrooms, floating floors in the living area, and ceiling fans and air conditioning in both. The common garden includes washing lines, so no dryer is no problem. And an undercover carport keeps your car protected from the elements. Easy-care living, great location, spacious unit... go for it! Highlights: - Ideal investment, first home or downsize opportunity. - Single storey c.1970's construction with updates - Single carport - North-east facing - Open plan living with floating floors, ceiling fan, reverse cycle a/c. - Kitchen features gas cooking and a double sink - Two bedrooms with carpets and ceiling fans - Large main bedroom includes split system reverse cycle a/c. - Stylish bathroom featuring an updated vanity, shower over bath. - Separate laundry - Opposite Dry Creek reserve - Short walk to bus stops - Just 13kms approximately to the CBD - 1km (approx.) to Pooraka Primary School and Roma Mitchell Secondary College With reserves, public transport and sports fields nearby, this low maintenance property offers fantastic convenience to downsizers, first home buyers, small families and investors. For further information contact Gavin Armstrong on 0408 802 350. Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.