

5/138 Avenue Road, Clarence Gardens, SA 5039



## Unit For Sale

Friday, 3 May 2024

5/138 Avenue Road, Clarence Gardens, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Daniel Richardson  
0424332564



Ethan Millen  
0452660240

**\$450k - \$495k**

Offers Close Wed, 22nd May - 12pm Whether you're on a mission to invest or want to plant your roots in a leafy suburb between the sea and city, this upscaled 2-bedroom unit meets the brief, set back from Avenue Road to make its deceptively spacious, light-filled interior a whisper-quiet haven. Astutely renovated, this airy home is the finished product, proud of its double brick construction, strikingly modern kitchen, open-plan living room, polished pine floorboards, high ceilings, oversized main bedroom, split r/c and slick, subway-tiled bathroom. An on-site car park ensures you can duck off on a whim to Castle Plaza, Cumberland Park shopping precinct, the CBD or a day at the beach. For a change of pace and something even closer to home, a stroll will uncover the parks/reserves and quaint coffee spots that make Clarence Gardens a gem. A home that meets the brief. A lifestyle that exceeds it. Features we love...- Tastefully updated throughout - Designated off-street car park - Gas cooktop and dishwasher to kitchen - Courtyard garden - Efficient split reverse cycle airconditioning- Built-in robes to main bedroom - Separate laundry - LED down lighting - Fresh white colour scheme - A stroll from a range of public transport options - Just 10 minutes from the CBD - No more than 15 minutes from the coast 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 275403