

**5/14 Katherine Street, Fullarton, SA 5063**



**Unit For Sale**

Tuesday, 12 March 2024

5/14 Katherine Street, Fullarton, SA 5063

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lawrence Cocca  
0422918099

**\$525,000 - \$565,000**

Positioned in the esteemed suburb of Fullarton, this compact unit offers an exceptional investment opportunity, capitalising on its prime location. Within easy strolling distance to the vibrant CBD, surrounding parkland and Burnside Village, this property is perfectly poised for a lifestyle of convenience and urban charm. The unit features two cozy, carpeted bedrooms. The larger bedroom boasts double built-in mirrored wardrobes, amplifying the sense of space and light, while the second bedroom is fitted with a single built-in wardrobe, perfect for guests or as a study. At the front of the residence, the lounge room serves as a welcoming introduction to the home. With carpeted floors, a wall mounted gas heater and a reverse split cycle air conditioner, this space promises year-round comfort and a relaxing ambiance for residents and visitors alike. An integrated kitchen and dining area provide a functional space for culinary pursuits and intimate meals. The kitchen is equipped with a gas oven and stove and a window that affords views to the rear. Adjacent to the kitchen, the laundry offers practicality with direct access to the outside where a pergola invites alfresco dining and leisure, overlooking a simple grassed backyard that offers a safe play area for children or pets. Blinds or curtains dress all the main windows, ensuring privacy and control over the natural light that permeates the unit. The convenience of onsite parking and a single car carport addresses the practical needs of modern living. A garden shed at the rear of the property provides additional storage options, a small but valuable amenity for an urban dwelling. While this unit is well-maintained, a touch of tender loving care could elevate it to its full potential, making it an attractive proposition for rental investment. Its proximity to the delectable Frewville Foodland and an array of reputable restaurants, only 3km from the Adelaide CBD and 2km to Burnside Village, underscores the unit's appeal for those seeking a life connected to the best Adelaide has to offer. This Fullarton unit is your ticket to a high-demand locality, promising growth and desirability. Whether for a savvy investor or a city-edge dweller, this property is a small package bursting with big opportunity.

**Additional Features:**

- Property is positioned amongst a group of units
- Clothes line in the rear garden
- Secure property with rear access via the carport
- Low maintenance front and rear yards
- Nearby schools include: Glen Osmond Primary School, Sunrise Christian School, St Raphael's School, Linden Park Primary School, Parkside Primary School, Glenunga International High School, Seymour College, St Patrick's Special School, Concordia College, Urrbrae Agricultural High School

**SPECIFICATIONS**

Built in 1977  
Council - City of Unley  
Council Rates - \$246/qtr  
Emergency Services Levy - \$115/year  
SA Water - Approx \$214/qtr  
Strata Fees - \$447/qtr (Munro Property Group)

**Disclaimer:** Please note that all the information that has been provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate, however, and we accept no liability for any errors or omissions - including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition, or any other particulars. Interested parties should always make their own inquiries and obtain their own legal and financial advice.

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