

**5/165 Diagonal Road, Warradale, SA 5046**

**NOAKES  
NICKOLAS**

**Sold Unit**

Thursday, 11 April 2024

5/165 Diagonal Road, Warradale, SA 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Callan Eames  
0881663989



Matt Brook  
0881663989

**\$625,500**

Best offers By Monday 22nd April at 1pm (Unless Sold Prior). Offering a wonderful start, downsize or set-and-forget investment along with an ultra-convenient coastal lifestyle, this two-bedroom unit is the solution to your low-maintenance property pursuits. You're first welcomed into open plan living that extends ample space for dining, relaxing and even a working-from-home study nook upon warm floating floors. Stepping into the connecting kitchen, you'll find a combination of stainless-steel appliances including Miele dishwasher, Neff gas cooktop and Bosch under bench oven, alongside substantial cabinetry and bench space. Sliding doors take you through to a paved courtyard, providing a low-maintenance entertaining arena surrounded by established and waterwise yuccas for extra privacy. Soft carpets bring a cosiness to both bedrooms, whilst the skylit bathroom offers a convenient separate bath and toilet. Safe and secure in every way, the lockup garage grants reassuring internal access via the laundry. From its coveted coastal position, you'll be front and centre to enjoy the cafés, restaurants and shopping of nearby Glenelg and Brighton beaches, along with proximity to premier schooling, public transport and the many amenities of Westfield Marion. Even more to love:- Secure garage with internal access- Quiet rear position- Completely remodelled kitchen- Built-in robes & ceiling fan to master bedroom- Ducted cooling- Wall heater- 900m to Oaklands Park train station- Zoned for Brighton Secondary School- Footsteps to Warradale Primary, Warradale Hotel, Westfield Marion & SA Aquatic Centre- 5-minutes to the beach & 15-minutes to the CBD Year Built: 1990 Title: Strata Council: City of Marion Council Rates: \$1,190 PA Strata Rates: \$293 PQSA Water: \$153.70 PQES Levy: \$118 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.