

**5/19 Caroono Avenue, Hove, SA 5048**

**NOAKES  
NICKOLAS**

**Unit For Sale**

Tuesday, 19 March 2024

5/19 Caroono Avenue, Hove, SA 5048

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 101 m2**

**Type: Unit**



Jorden Tresidder  
0478727400



Simon Noakes  
0402211543

## Best Offers By 8/4 (USP)

Best Offers By Monday 8th of April at 1pm (Unless Sold Prior). Welcome to 5/19 Caroon Ave, Hove, a picture-perfect unit that boasts comfort, simplicity and a location that's second to none. This charming two-bedroom property, built circa 1975, is kept in a neat and tidy condition, delivering a warm and inviting atmosphere you'll feel from the moment you walk in. This cosy unit is an ideal choice for first homebuyers, investors and those seeking to downsize without compromise. Nestled in a tightly-held suburb, this wonderful spot has all the convenience of easy living. The position at the front of the group gifts a delightful street view, creating a sense of openness and space. 5/19 Caroon Ave is in close proximity to Jetty Road, where a variety of cafes and restaurants await, offering an array of culinary delights to suit every palate. The unit is also just a short trip away from Brighton Beach and Somerton Park Beach, where you can enjoy weekends soaking up the sun or taking leisurely walks along the coast. Importantly, the property falls within the School Zoning for Brighton High School, making it an ideal spot for families. Finally, the easy access to the train line ensures that the rest of the city is within your reach, anytime. This Hove unit is a bright little gem wrapped up in a neat and tidy package. A promising property that ticks all the right boxes. Extra features:- A comfortable open-plan living area that flows seamlessly into the modern kitchen.- The kitchen is equipped with a dishwasher and stainless appliances, ready to handle any culinary challenge.- Polished timber and carpeted floors that add a touch of classic elegance.- Large windows that fill the place with natural sunlight, enhancing its spacious feel.- An updated bathroom that combines functionality with a clean, contemporary design.- Built-in robes to cater to all your storage needs.- A separate laundry for your convenience.- Ducted reverse-cycle heating & cooling for year around comfort.- Solar hot water system- An allocated car park with roller door for peace of mind and effortless commuting. Land Size: 101sqm Year Built: 1975 Title: Strata Strata Manager: Stratarama Council: City of Holdfast Bay Council Rates: \$1186.65 PASA Water: \$200 PQ Strata Rates: \$400 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.