

**5/317 Payneham Road, Royston Park, SA 5070**



**Unit For Sale**

Friday, 1 December 2023

5/317 Payneham Road, Royston Park, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Unit**



Dave Stockbridge  
0413089910



Steve Spurling  
0421571682

## Price applied after first open

Although addressed as Payneham Road this unit is one of 5 and is situated to rear of the group so feels well away from the cut and thrust of the main road. Nestled away from the hustle and bustle and yet enjoying the benefit of rear lane access this unit is set merely minutes from the city and moments away from the kaleidoscope of cafes and places of interest of 'The Parade' so delivering the best that the highly coveted eastern suburbs lifestyle has to offer all so close to the doorstep. This classic 1970's cream brick unit has an enduring character and inside timeless features like timber floors meld with contemporary tones on the wall to create an ambiance that is modern yet will look great for many years to come. Whether starting off, slowing down or starting over the residence is resplendent with size to surprise and style to make you smile. Freshly refurbished this home is ready to move into and enjoy from day one as all the hard work has been done and yet there is still scope to improve and add value over time. The large lounge welcomes you upon entry and flows through to the casual meals area adjacent the kitchen. Thoughtfully refurbished and boasting an abundance of cupboard and plenty of bench space this kitchen is the ideal partner for mid week meals whilst the restaurants of the eastern fringes and city streets beckon on the weekend. The master suit is generously proportioned and benefits from built in robes. The second bedroom will hearten those that may share their home or have visitors and can easily swallow a queen bed with ease. The paved courtyard of the rear yard means you have room to entertain and a space to share and with those you love the most. With room to move, size to surprise and a location you are sure to love this single story unit has low strata fees in a group where everyone cares for the maintenance of their own unit. A wonderful opportunity for those taking their first steps on the property ladder or empty nesters seeking to downsize without a compromise to their lifestyle there is something for every one to love about this endearing solid brick unit. \* RENTAL APPRAISAL \$450 per week. \*\*DISCLAIMER\*\* Although the Agent has endeavoured to ensure the accuracy of the information contained within the marketing material we remind prospective purchasers to carry out their own due diligence and to not rely upon the information in this description. This description does not warrant that all features, improvements or appliances are in working order or have necessary approvals and the Agent advises all parties interested in the home to undertake their own investigations prior to purchase. \*\*PRICING\*\* For the most part of the last 26 years I have been releasing properties to the market without a price. I do so just for the first open inspection and then we set a price with the Vendor/s in consideration of the feedback derived from the first open. I understand that may frustrate some buyers but the frustration will be rewarded with a price range set that is an accurate reflection of market value balanced by the Vendor/s expectation. It is also frustrating for a vendor to be on the market for weeks longer than necessary because they have over priced their property. Or if they choose to price the home in excess of feedback levels they can do so knowingly and factor that into their timeframe. I will release a price by way of SMS to all buyers who attend the first open and upload a price as soon as practicably thereafter. Thank you and should you have any further questions about my rationale in marketing properties successful in this manner for over 1600 sales please feel free to call me directly anytime. CT: 5033/771 House Size: 76m<sup>2</sup> Year Built: 1975 Zone: General Neighbourhood Council: Norwood Payneham & St Peters RLA 232366