

5/44 Orlando Avenue, Hampstead Gardens, SA 5086

HARRIS

Sold Unit

Monday, 14 August 2023

5/44 Orlando Avenue, Hampstead Gardens, SA 5086

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Craig Costello
0448212066

\$227,000

Sheriff's Sale – Pursuant to Instructions of the Sheriff of South Australia, by virtue of a Warrant of Sale issued out of the Magistrates Court of South Australia – CIV 12729 of 2021. *Price Guide (Note to Buyers) -The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email. This property offers the new owner the chance to secure a first floor home unit which offers one separate main bedroom with direct access to the bathroom. The property has an open plan living, dining and kitchen area with a rear private balcony and a single carport. The property will be perfect for the buyer looking for an investment property or first home with an affordable entry into the market and ability to invest their time and energy to restore the property and add immediate capital value. Situated in a popular North East location of Hampstead Gardens with easy access to local reserves, transport, retail, shopping needs and schools this property will be popular with buyers with the added benefit of being only approximately 9km's from Adelaide's CBD. For any questions or information regarding the property call Craig Costello from Harris Real Estate on 0448 212 066 or email craigc@harrisre.com.au

Specifications: CT / 5019/82 Council / Port Adelaide Enfield Zoning / GN Built / 1965 Council Rates / \$1025.40pa Strata Admin Fund / \$533 bi-annually Stra Sinking Fund / \$250 bi-annually SA Water / \$153.70pq (supply and sewer) ES Levy / \$135pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Hampstead P.S, Hillcrest P.S, Roma Mitchell Secondary College

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409