

**5/53 Manuel Avenue, Blair Athol, SA 5084**



**Sold Unit**

Thursday, 19 October 2023

5/53 Manuel Avenue, Blair Athol, SA 5084

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rachael Pavli  
0882674995

## Contact agent

Offers Closed | Are you a first home buyer, investor or just looking for something smaller? All eyes will be on this renovated upstairs unit away from all the hustle and bustle of city life, yet close enough to take advantage of great conveniences. One of six units, this property provides double brick privacy and security, sun filled interiors, and the bonus of a great layout. Natural light filters through the modern kitchen and spacious living area, incorporating split system air conditioning, ample bench-top space, overhead cabinetry and gas cooktop – this is a genuine size kitchen! The bathroom delivers modern day quality, having been renovated from head to toe and the two spacious bedrooms come with built-in robes. Step outside, front and rear, to common balconies. This high quality unit is situated in a quiet street and has been stunningly updated throughout. All low maintenance and easy to care for. You'll love:- 1976-built first floor unit- Immaculately maintained and presented- Undercover carport- Two spacious bedrooms- Kitchen, renovated with ample bench space, cabinetry and gas cooktop- Split system air conditioning - Separate laundry- Just a short commute to the city- Close to schools, public transport, shopping centres, restaurants & cafes

Please Note: This property is tenanted to 17th June 2024 at \$385 per week. Council Rates | \$1028 pa SA Water | \$153.70 pq + 1/6 share water use Strata | Horner Management - Admin Fund \$435 pq // Sinking Fund \$65 pq Year Built | 1976

Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.