

**5/66-68 Cungen Avenue, Park Holme, SA 5043**

Smallacombe

**Unit For Sale**

Friday, 26 January 2024

5/66-68 Cungen Avenue, Park Holme, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Janet HansenSmith  
0410668676

**\$450,000 - \$485,000**

This solid brick, front unit has no shared living walls and is deceptively spacious. Situated in a well-maintained group and so close to all facilities. Featuring: \* Great size living room with polished timber floors \* Good size kitchen with ample storage and a breakfast bar for casual dining \* Two generous size bedrooms, both with built in robes \* Neat bathroom with separate shower and bath \* Sunroom (incorporating the laundry) offering a versatile additional space \* Ducted reverse cycle air conditioning providing year-round comfort \* Private rear courtyard garden with fruit trees ~ scope to add your own touches \* Under cover parking space adjacent to the unit \* Potential rental income of \$400 - \$430 per week This unit would make a perfect first home, downsize or a great investment in a suburb showing significant regeneration and growth. Fantastic location! Walk to shops, cafes, walking trails and parks. Convenient to public transport. Easy access to Flinders Uni & Hospital, Marion Outdoor Swimming pool and all amenities. Council: City of Marion Council Rates: \$1,177.65 per annum SA Water: \$153.70 per quarter ESL: \$108.20 per annum Strata Rates: \$548.96 per quarter Year Built: 1976 Zoning: General Neighbourhood