

5/72 Duthy Street, Malvern, SA 5061

HARRIS

Unit For Sale

Thursday, 9 May 2024

5/72 Duthy Street, Malvern, SA 5061

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Scott Moon
0882023500



Troy Law
0882023500

\$299k

Best Offers By 1:00pm Tuesday 21st May (unless sold prior) Lease it out or adore it as yours. A light, bright, and revived upstairs one-bedroom unit throwing back to the 1960s for the most enchanting entry point into the elite Malvern lifestyle. And someone certainly knew how to make it shine. Working with its solid and simple footprint, you'll relish the ease of an open plan layout offering front to back flow, a living room balcony in treetop privacy, wall-set air conditioning and a functional all-electric kitchen punching well above its weight for storage while retaining the best of its mid-century era. The hybrid laundry/bathroom makes effective use of its ensuite position beside the double bedroom - a sleep zone big enough for a bureau and dressing space against rear built-in robes. From chic light shades to sleek roller blinds, the designer tweaks and pops of sympathetic colour throughout lift a uniquely versatile pad for one - or a home for two - in arguably Malvern's hottest address... Whatever your persuasion, you're near it. Moments to Concordia College, Highgate School, Mad Good Café and Nature's Providore, the boutiques and retail pull of Unley Road, and a Duthy to city slipstream in roughly 12 minutes. Uniqueness like this won't last long. It's the singles' best way to call Malvern home:- Chic 1-bedroom 1960s upstairs apartment- Rear staircase arrival - Detached carport for 1- Open plan living & meals area- Private, leafy outlooks from the balcony- Sympathetic 1960s all-electric kitchen with great storage- Large double bedroom with BIRs & ensuite- Crisp bathroom remodel - Easy access to buses & Unley Road- Duthy Street cafes & gourmet fare - Bike lane access to the CBD- A locale second to none in the elite inner south... Specifications: CT / 5033/619 Council / Unley Zoning / EN Built / 1962 Council Rates / \$1,012.70 pa Strata Manager / Strata Data Strata Rates / \$627 pq Emergency Services Levy / \$86.25 pa Estimated rental assessment / \$320 - \$350 per week / Written rental assessment can be provided upon request Nearby Schools / Highgate School, Mitcham P.S, Unley H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S 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