

53/2 Ayliffes Road, St Marys, SA 5042

HARRIS

Unit For Sale

Tuesday, 2 April 2024

53/2 Ayliffes Road, St Marys, SA 5042

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Unit



Matt Lange

0466636119

\$249k-\$269k

Nestled discreetly at the back of the group, this immaculate, updated unit exudes charm and convenience. Boasting a prime ground-floor position, it offers a seamless blend of comfort and accessibility, making it the perfect choice for both first home buyers and savvy investors alike. Upon entering, you're welcomed into a light-filled living space, thoughtfully designed to maximize functionality and style. The unit has been meticulously maintained and updated, ensuring a modern and inviting ambiance throughout. Conveniently located close to Flinders University, Pasadena Foodland, Marion Shopping Centre, public transport, local amenities & a short commute into the Adelaide CBD. Standout features include: - Spacious open plan kitchen/dining/living- Updated kitchen with gas cooking- Sparkling bathroom with laundry facilities- Neutral colour scheme throughout- 1 Personal off street car park with visitor park close by Specifications: CT / 5060/750 Council / Mitcham Zoning / GN Built / 1971 Council Rates / \$1,288.00pa Emergency Services Levy / \$73.55pa SA Water / \$217.29pq Strata Rates / \$405.12pq Estimated rental assessment / \$280 - \$310 per week / Written rental assessment can be provided upon request Nearby Schools / Clovelly Park P.S, Bellevue Heights P.S, Marion P.S, Eden Hills P.S, Blackwood P.S, Unley H.S, Springbank 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