

**5B Avon Lane, Gilberton, SA 5081**



**Sold House**

Monday, 14 August 2023

5B Avon Lane, Gilberton, SA 5081

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: House**

**\$487,000**

Currently tenanted until 14th July 2024 at \$490 per week Say hello to 5B Avon Lane – an exceptional townhome that exudes sleek and stylish living. Built in 2015, this property offers a perfect opportunity for first home buyers, downsizers, or savvy investors looking for a fantastic investment opportunity. This contemporary townhome features two bedrooms and one bathroom, making it an ideal space for comfortable living. The modern facade adds to its charm and appeal, welcoming you into a home that radiates sophistication. Step inside, and you'll be greeted by vibrant, hardwood timber flooring complemented by stylish black window frames, creating a seamless fusion of modern design and timeless elegance. The large open plan layout seamlessly blends the kitchen, living, and dining areas, providing a spacious and inviting ambiance for gatherings and relaxation. The modern kitchen is a chef's delight, boasting stainless-steel, quality appliances, a convenient gas cooktop, and an abundance of cabinetry that ensures ample storage for all your culinary needs. For those who love outdoor entertaining, the living area opens up to a generously-sized balcony that is mostly enclosed, creating an inviting space, perfect for year-round enjoyment and gatherings with family and friends. Rest and rejuvenation await in the two spacious bedrooms, adorned with plush carpeting and thoughtfully designed built-in robes, offering ample storage space and a peaceful retreat to unwind. The modern white-tiled bathroom is a sanctuary of relaxation, featuring floor-to-ceiling tiles, a large shower, and plenty of storage space to keep everything neat and organised. Convenience is also at its best with a single carport and ample street parking available for residents and guests. Conveniently positioned a stones throw from your everyday amenities on Walkerville Terrace, the CBD, Linear Park, boutique shopping precincts & so much more - you will never tire of coming home to this one! Check me out:- Modern 2015 built- Sleek & stylish town home - 2 bedroom, 1 bathroom - Aesthetic clad facade- Vibrant hardwood timber flooring- Large open plan, kitchen & living- Modern kitchen with stainless-steel appliances & gas cooktop- Large, undercover balcony - Two spacious beds with built-in robes- Modern bathroom with floor-to-ceiling tiling - Single carport & street parking - Close to schools, transport & shopping Specifications: CT // 6167/358 Built // 2015 Home Size // 77 sqm\* Council // Walkerville Council Community Fees // \$1056 per qtr (approx) Council Rates // \$1416 per annum (approx) Nearby Schools // St Peter's College & Adelaide Botanic High School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent legal advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eclipse RE office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Gabe Titmarsh - 0412 900 907 Gabet@eclipse realestate.com.au RLA 277 085