

6/1 Raymond Walk, Toorak Gardens, SA 5065



Unit For Sale

Wednesday, 31 January 2024

6/1 Raymond Walk, Toorak Gardens, SA 5065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Gary Musolino
0883378000

\$395,000

If you have "Champagne taste but a beer budget" or are a savvy investor who can see potential, then this spacious, light filled, upper level, 2 bedroom solid brick beauty is for you. Featuring its own private staircase to your own private entry door and undercover carport at the rear. This group has just had their titles converted to the very popular Community/Strata Title and the long time owners have chosen now to offer it for genuine and definite sale to a new buyer to make it their own. Offering a large open living/dining space plus 2 very large bedrooms. There's gas cooking and gas instantaneous hot water service and a room air conditioner in the living space. You have the benefit of a private balcony off the living area which enjoys lovely views to the Mount Lofty ranges plus a private near North facing rear balcony to enjoy those clear Winter and Springtime days. So well located, only approximately 100m away from the beautiful Ferguson Square Park, and has such great options for shopping nearby. Only approximately 1km (15 minute walk or few minutes drive) to Burnside Village Shopping Centre, also approximately 5 minute drive north to The Parade Norwood Shopping District and don't forget you're only a short drive (5-10 mins) to the CBD and Victoria Park as well. According to www.education.sa.gov.au, the home is zoned to the extremely sought after Rose Park Primary school and Marrayatville High School. Very rarely would you get an opportunity to purchase a home unit in such a great location in this price range. Council Rates: \$987.85 per annum approx, SA Water Rates: \$153.70 per quarter approx. E.S.L: \$60.45 per annum approx. Strata admin fee and levy (As of 30/1/24): \$748.00 per quarter approx. Buyers note: The vendor has given clear instructions to the Agent that they will not consider offers prior to the Auction. If you're interested in purchasing this property you will need to register to bid at the Auction. Settlement terms will be negotiable between 30-60 days from the date of Auction (18/3/24 - 17/4/24). The Vendors Statement (Form 1) will be available for perusal by members of the public:- (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. *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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.