

6/18 Burbank Avenue, Bedford Park, SA 5042

Unit For Sale

Thursday, 7 March 2024

6/18 Burbank Avenue, Bedford Park, SA 5042

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 67 m2

Type: Unit



Daniel Yan

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Best Offers By Mon 25th of March @ 12 pm (USP)

\$330,000 - \$360,000 / Best Offers By Monday 25th March 2024 @ 12 pm - Unless Sold Prior Presented by Daniel Yan and Harcourts Adelaide City, this property at 6/18 Burbank Avenue, Bedford Park, SA 5042 is affordably ideal for first home buyers or investors. It is an easy walk to Flinders University & TAFE SA Tonsley Campus; Marion Shopping Centre is a few steps away; cafes are at your doorstep; Schools, parks, and public transport are all convenient. Features include:- Brand new 12mm laminated floorboard- Brand new paint throughout walls, cornice and ceilings - Brand new lighting fixtures- Lounge with split air conditioner- Light, bright and airy dining area- Modern kitchen with ample storage- 2 spacious bedrooms- Recently renovated bathroom with laundry facilities- Double glazed windows provide better noise and heat insulation- Security doors in front and back offer extra safety- 1 undercover carport- Upstairs unit in a small group of 6- Located in a beautiful leafy street- Untenanted and ready for the occupier to move in straight away Specifications: CT / 5055/305 Council / Mitcham Zoning / URN Built / 1971 Strata Fee / \$310.00 p/q Council Rates / \$1,290.65 p/a Emergency Services Levy / \$132.95 p/a SA Water / \$197.00 p/q Estimated rental assessment / \$400 to \$450 per week This is more than just a home; it's a lifestyle opportunity that promises comfort, convenience, and contemporary living. Act swiftly to make it yours. Don't miss the chance to secure your place in this prime location that seamlessly combines urban connectivity with modern comfort. Arrange an inspection today by contacting Daniel Yan at 0406 783 688. You are welcome to submit the offer via <https://harcourts.net/au/office/adelaide-city-rla302284/notice-of-offer-form> Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. RLA 302284