

**6/194 Fullarton Road, Dulwich, SA 5065**

**HARRIS**

**Unit For Sale**

Wednesday, 17 January 2024

6/194 Fullarton Road, Dulwich, SA 5065

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Yianni Garbas  
0882023500

**\$395k-\$430k**

Located less than a minute's walk from the thriving Dulwich precinct, this two-bedroom unit is ready to move in or the perfect investment opportunity. Set well back from Fullarton Road, with access and frontage from Tudor Street this unit is well positioned in a quiet group of 8. Master bedroom with built in robes and both bedrooms featuring ceiling fans. A large living space filled with natural light, simply move in and enjoy and live a lifestyle that many dream of. With the bathroom updated, and beautiful hardwood floating floors throughout, the heavy lifting has been done. With lifestyle offered freely in city outskirts made for walking – exercise the dog at Victoria Park, browse homewares at One Rundle, or rustle a table at any one of the sidewalk cafes in your select locale. City-edge charm with class – only Dulwich does it this well. Things we love:- Two balconies (front and rear)- Ready-made property with good growth and rental prospects- Short walk to Dulwich Village with the famous Dulwich Bakery, Corner Store Cafe and other popular eateries- Minutes to Burnside Shopping Village and renowned Frewville Supermarket- Minutes to the CBD- Opposite Victoria Park, perfect for those that love walking and jogging- Zoned for quality popular schools including Rose Park Primary and Marryatville High School Specifications: CT / 5021/501 Council / Burnside Zoning / UC(Bo) Built / 1967 Council Rates / \$928.10pa Emergency Services Levy / \$102.00pa SA Water / \$146.00pa Strata Rates / \$550.00pa Strata Manager / Whittles Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Rose Park P.S, Marryatville 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