

6/208 Payneham Road, Evandale, SA 5069



Unit For Sale

Wednesday, 12 June 2024

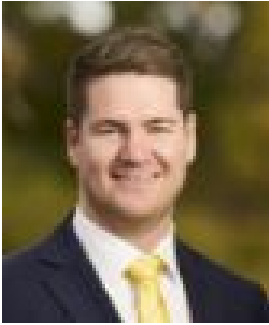
6/208 Payneham Road, Evandale, SA 5069

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Tim Knowling
0451667360



Andrew Welch
0870821411

\$360,000 - \$390,000

To Finalise a Deceased Estate Don't miss the opportunity to move into the property market with an affordable unit boasting all the credentials for a perfect start or long term investment. This 70s cream brick, 2 bedroom unit is ready to make way for a value-adding makeover to capitalise on a location that promises great lifestyle convenience close to shops, public transport and the City. Nestled towards the rear of a group of 10 units, this spacious single-level unit takes advantage of its sun-filled North-facing orientation and features an easy living layout, sunny courtyard and secure garage. Although the property is in liveable condition, you will undoubtedly be inspired to update the flooring, renovate the wet areas and design a contemporary masterpiece tailored to your personal style and requirements. Large picture-windows flood the open plan living/dining room with natural light; while the kitchen looks out to the rear courtyard. The two bedrooms share a bathroom fitted with a bath, separate shower and w.c., and would enjoy a modern makeover. The separate laundry leads outside and the low maintenance courtyard is very private and bathed in morning sun. With secure, roller-doored garage parking, plus an extra off-street park just steps from the front door, the potential to update, and the sheer convenience of Payneham Road attractions at your disposal, this is an ideal first home or easy-to-rent-and-forget opportunity. Imagine the freedom of strolling to vibrant cafes for a morning latte, pilates or hitting the gym before work, catching the bus just out the front, meeting friends at local eateries, drinks at the Maylands Hotel, or seeing a movie at nearby Norwood Parade. This neighbourhood is in high demand ... only 5km to the CBD - an easy direct commute or bus trip, it offers the choice of local shopping at either Marden or The Avenues Shopping Centres. Be inspired to put your own mark on this property - it may be the very one you've been waiting for!

CT: 5047/402 Council: Norwood, Payneham & St Peters Council Rates: \$1,252.42pa (approx) Water Rates: \$153.70pq (approx) Strata Fees: \$475.00pq (approx) Sinking Fund: \$50.00pq (approx) RLA 312012