

**6/45 Whiting Road, St Agnes, SA 5097**



**Unit For Sale**

Saturday, 9 March 2024

6/45 Whiting Road, St Agnes, SA 5097

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brett Brook  
0413664434

## Best Offers | \$330,000 - \$350,000

Best Offers | \$330,000 - \$350,000. Best and final offers closing Monday 18/3 at 1pm Presenting this recently updated two-bedroom, one-bathroom unit nestled in the picturesque location of St Agnes. Set within a serene and maintained community, this residence offers an ideal prospect for first-time homebuyers, savvy investors, those seeking to downsize, or anyone eager to step into the property market. The expansive master bedroom features a generous built-in wardrobe, a ceiling fan, contemporary downlights, and a well-placed window that floods the room with natural light, creating an inviting ambiance. Adjacent, the second bedroom also offers its own built-in wardrobe and ceiling fan, ensuring optimal comfort throughout the year. The centrally located bathroom is both practical and stylish, equipped with ample under-vanity storage space and a relaxing bathtub to unwind after those busy long days. Step into the inviting open-plan kitchen and living/dining area, where culinary delights meet relaxation. The kitchen is thoughtfully designed with a range of storage solutions, offering potential for customisation to craft your ideal culinary haven (STPC). Positioned at the front of the residence, the living space boasts expansive windows that frame picturesque views of the front yard, infusing the room with natural light and providing a tranquil ambience. Step outside to discover the charming undercover alfresco area, offering abundant space to unwind in style and bring your outdoor setting dreams to life. With a focus on security, the electric roller door leads to the sheltered carport, ensuring a stress-free commute on rainy mornings. Additionally, relish the convenience of the garden shed, providing ample storage space for all your needs. You could not get a much better location than this, a mere five-minute drive will bring you to the renowned Tea Tree Plaza Shopping Centre for all your essentials. For the days you want to enjoy the great outdoors, stroll across the road to the Whiting Reserve! Or walk the trails of St Agnes Reserve to Recreation Park. Surrounded by an array of buzzing coffee shops and restaurants this home is the perfect opportunity! More reasons to love this home:- Strata titled home - tenanted until June 30th for \$380 per week- Updated and trendy layout - Timber floorboards throughout - Two spacious bedrooms with built-in wardrobes and ceiling fans - Kitchen with an array of storage opportunities- Open-plan kitchen and dining/living area - Laundry with space for a washer and dryer, rear access- Large outdoor alfresco area- Secure parking with electric roller door- Garden shed for added storage - Ducted air-conditioning- Short drive to Tea Tree Plaza Shopping Centre- Close Proximity to St Agnes Reserve, and St Agnes Recreational Park- Nearby St Agnes Primary School and zoned to Modbury High School- Neat and maintained group - Quiet and tranquil street

Title : Strata  
Strata Admin : \$375 p/q  
Strata Sinking : \$30 p/q  
SA Water Usage : shared 1/8 SA  
Water Sewer : \$79.50 p/q  
SA Water Usage : \$74.20 p/q  
Council rate \$348 p/q  
Year Built : 1993  
Build area : 130sqm approx  
Land size : 164sqm approx

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 RLA 276447.