

6/72 Military Road, Tennyson, SA 5022

Raine&Horne.

Unit For Sale

Wednesday, 24 April 2024

6/72 Military Road, Tennyson, SA 5022

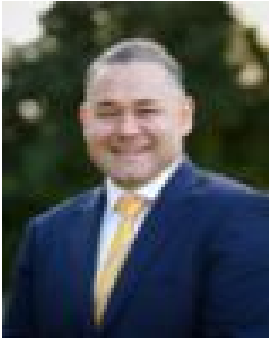
Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 108 m2

Type: Unit



Daniel Tenikoff
0491105548

Auction Sat 18th May @1:30pm (USP)

Auction Sat 18th May @1:30pm (Unless Sold Prior) Welcome to your lakefront oasis in the heart of Tennyson! Experience the tranquility of lakefront living as you enjoy spectacular views from both inside and outside your apartment. Step into this light-filled, 2-bedroom, 1-bathroom unit, where panoramic views of the glistening lake greet you from the large balcony adjoining the living room and main bedroom. Recently refreshed with floorboards in the main living area and plush carpet in the bedrooms, this unit exudes modern comfort. Stay comfortable year-round with ducted air conditioning throughout, ensuring the perfect climate regardless of the season. The refreshed kitchen boasts ample storage and bench space, making meal prep a breeze. Both bedrooms are spacious, with built-in wardrobes to the main bedroom, offering plenty of storage. The bathroom is updated and has ample storage, while a separate laundry room and linen cupboard add to the practicality of this home. Parking is a breeze with a separate lock-up garage providing protection for your vehicle and additional storage, not to mention the security of the remote-controlled automatic entry gates. Outside, you'll be enjoying walks along the lake any time you wish, with the added security of being upstairs. You're also surrounded by beautifully maintained lawn areas, offering peaceful spaces to relax and unwind by the water. Convenience is key with this prime location just 5 minutes away from the West Lakes Westfield shopping precinct, the Grange Golf Club, and Tennyson Beach. Explore nearby attractions such as the Grange Jetty and the trendy cafes and restaurants at Henley Beach Square Pavilion, all within a short drive. Whether you're an investor, downsizer, first-time homebuyer, or simply seeking a beachside and lakeside lifestyle, this unit offers the perfect blend of comfort, convenience, and serenity. Don't miss your chance to make this your own slice of paradise by the lake.

Things We Love:

- Panoramic Lake Views
- Spacious Balcony
- Ducted Air Conditioning
- Renovated Flooring
- Abundant Kitchen Storage with Dishwasher
- Spacious Bedrooms with Built-in Wardrobes to Bed 1
- Updated Bathroom
- Separate Laundry Room and Linen Cupboard
- Lock-up Garage with Additional Storage
- Beautifully Maintained Lawn Areas
- Convenient Location near Shopping, Golf, and Beaches

Council: City of Charles Sturt
Strata Fees: \$640.20 per qtr
Council Rates: \$1,204 p.a
Water: \$153.70 per qtr (approx)
ESL: \$130 p.a

*The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.