

**6/9 Killicoat Street, Unley, SA 5061**



**Sold Flat**

Tuesday, 15 August 2023

6/9 Killicoat Street, Unley, SA 5061

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Flat**

**\$345,000**

Auction Location: on site A brilliant beginning or savvy investment addressed for an enviable lifestyle in a blue-chip position between Unley and King William Roads. Superbly located, this delightful one bedroom flat in a boutique-style, solid brick 10-unit group is within walking distance to the many attractions offered by both these City-fringe precincts with shops, restaurants, cafes and transport all mere minutes away. This inviting North-facing apartment boasts exceptional charm and comfort and is peacefully positioned on the upper floor with its own staircase and private balcony, which is perfectly placed to soak up the day-long sun, plus treetop and City views. The modern, neutral-toned interiors feature open-plan living, dining with split system air-conditioner and well-appointed kitchen. The front windows frame the leafy urban landscape and flood the apartment with natural light; while contemporary timber floorboards flow throughout. The kitchen features stylish 'Hampton style' white cabinetry contrasting with the chic taupe tiled splashback, as well as a circular sink with gooseneck tap, gas cooking and a stainless steel rangehood. The double bedroom is fitted with a split system air-conditioner and robe storage, while very smart white tiled flooring complements the modern bathroom/laundry with walk-in shower, w.c. and sparkling vanity. This carefree property has recently been utilised as a successful airbnb, and could continue to do so, if desired. Imagine the freedom of owning your own apartment or a ready-to-rent investment with so much charm and convenience! Explore local favourites such as 'Melt' Restaurant in Hyde Park, or 'A Mother's Milk' in Unley and new additions 'Alt Wine Bar' and 'Amor Wine Tapas', the eclectic variety of shops and boutiques, in addition to the gyms, pilates and other wellness services on your doorstep. This location brims with benefits - just 3km into the CBD, an easy stroll to bus services and even to the tram stop for a quick trip into the City or venture down to Glenelg Beach. Position yourself between these exciting and fashionable lifestyle precincts and prepare to prosper! AUCTION: Saturday 22nd July at 1pm, on site - CONTRACTED AT AUCTION (\$320,000) CT: Volume 5088 Folio 745 Council: City of Unley Council Rates: \$924 per annum (approx) Water Rates: \$149 per quarter (approx) Strata Levy: \$342 per quarter (approx) Sinking levy \$250 per quarter (approx) Year Built: 1960 To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/d7Kgd2m9cXdq> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Sam Hooper to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.