

7/2 Augusta Street, Maylands, SA 5069



Townhouse For Sale

Sunday, 26 May 2024

7/2 Augusta Street, Maylands, SA 5069

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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\$650,000

Best offers by Tuesday 11th June 12pm - unless sold prior In one of the most desired suburbs in Adelaide, this two-storey home in an absolutely prime location has so much to offer. Perfect for downsizers, couples, families and investors. Set at the rear of the group, you will find the townhouse extremely private, quiet and secure, plus it offers two covered carparks next to your home for easy access. Walking through the front gate, you are greeted by a serene, lush green private courtyard featuring a large patio area with outdoor lights and a fan, making outdoor entertaining and dining enjoyable year-round. On the lower level, you will find a large open-plan living and dining area with raked ceilings, perfect for family living. The neat, compact kitchen offers a breakfast bar with a lovely view of the courtyard and patio area. On the lower level, you also will find a third room which could be utilised as a 3rd bedroom, home office or 2nd living room. You also have a separate toilet and laundry which has direct access to outside. Upstairs you will find two spacious bedrooms with raked ceilings overlooking the treescape of Maylands. Both bedrooms include built-in wardrobes with fans and split system wall units for heating and cooling. Plus, central access to the fully equipped modern bathroom with toilet and shower. What we love about this home: - 3 bedrooms - 3rd bedroom/ multipurpose room on bottom floor - Direct access to the carport off the courtyard- Open-plan living, dining and kitchen- Separate toilet downstairs - Separate laundry - Induction cooktop- Modern bathroom upstairs - 4x Split system wall units for cooling and heating in the living/dining room plus all bedrooms upstairs and down- Built-in robes to bedrooms upstairs - Double carport- Garden sheds under the carport - Private landscaped courtyard - Patio equipped with fan and lights - Under-stair storage- Raked ceilings - Monitored security system/alarm Location:- Walking distance to shops, eateries, public transport, parks, medical centres, gyms, shopping centres and schools- 5-minute drive to the CBD- Less than a few minutes to The Parade Norwood where you can enjoy all the hottest shops and eateries- Close proximity to The Maylands Hotel, tennis courts/playground and more- Walking distance to the Avenues Shopping Centre, where you will find all your local necessities Zoned to Trinity Garden Primary School, East Adelaide School, Adelaide Botanical High and Adelaide High School Property information: CT / Volume 5028 Folio 122 Council / City of Norwood, Payneham & St Peters Title / Strata title Year built/ 1983 Council Rates / \$1271.66 p.a Emergency Levy / \$139.20 p.a SA Water / \$164.77 approx. p.q Strata Fees: Admin Fund / \$550.70 p.q Sinking Fund / \$197.20 p.q Estimated rental assessment available on request. Appraisal range \$580- \$630 per week. 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. RLA 174424