

7/29 Stanley Street, Leabrook, SA 5068

House For Sale

Wednesday, 12 June 2024

7/29 Stanley Street, Leabrook, SA 5068

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 53 m2

Type: House



Daniel Yan

0406783688

Best Offers By 1pm Monday 1st July (USP)

Best Offers By Monday 1st July 2024 @ 1 pm - Unless Sold Prior

Harcourts Adelaide City proudly presents this low maintenance first floor unit situated in a small, desirable, well-maintained group of 10 nestled in the prestigious Stanley Street of the sought-after suburb of Leabrook. It is a delightful opportunity for either homeowners or investors to purchase at an affordable price in the area of Burnside City Council. The property consists of a spacious lounge/dining room with large windows that allow an abundance of natural light, a kitchen with ample bench-top and cupboard space, a spacious bedroom with built-in robes serviced by an updated 2 way bathroom and a laundry. The property is surrounded by leafy gardens and ample parking space with an undercover carport. Other features include:- Near new reverse cycle split air-conditioning system in bedroom- Both remote controlled ceiling fans in bedroom and lounge room- Window-wall air-conditioner in lounge room for cooling and heating- Carpeted lounge room and bedroom throughout- Electric stove and oven- Updated bathroom with vanity and bathtub- Balcony attached to lounge room overlooking the garden- Rear service balcony outside laundry- Electric hot water service- 1 undercover carport- Untenanted and ready for the occupier to move in straight away. Located just minutes from the popular Burnside Village Shopping Centre, Marryatville/Kensington Park Shopping Precinct, scenic Hazelwood and Tusmore Parks, the George Bolton Swimming Centre and easy access to Public Transport. It is surrounded by many sought-after schools including Pembroke School, Marryatville Primary School, Burnside Primary School, Marryatville High School, Norwood International High School, and St Peter's Girls' School.

Specifications: CT / 6152/915 Council / Burnside Zoning / Residential Built / 1966 Strata Fee / \$481.75 pq Council Rates / \$981.50 pa Emergency Services Levy / \$97.60 pa SA Water / \$235.00 pq Estimated rental assessment / \$400 per week approximately. This is more than just a home; it's a lifestyle opportunity that promises comfort, convenience, and contemporary living. Act swiftly to make it yours. Don't miss the chance to secure your place in this prime location that seamlessly combines urban connectivity with modern comfort. Arrange an inspection today by contacting Daniel Yan at 0406 783 688. You are welcome to submit the offer via <https://harcourts.net/au/office/adelaide-city-rla302284/notice-of-offer-form>

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. RLA 302284