

# 7/6 Cawthorne Avenue, Pasadena, SA 5042



## Unit For Sale

Thursday, 18 April 2024

7/6 Cawthorne Avenue, Pasadena, SA 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 80 m2**

**Type: Unit**



Gary Krievs  
0422071317

**\$470k**

This delightful, immaculate, spacious and pet friendly unit offers:- 2 good sized bedrooms with near new carpets- Master bedroom with built-in robe and ceiling fan- Spacious open plan kitchen, dining and living area- Renovated kitchen with gas stove and plenty of bench & cupboard space- Well-appointed updated bathroom with bath, shower, toilet and vanity- Separate updated laundry with built-in cupboard  
Additional features include:- Near new ducted reverse cycle zoned air-conditioning- Updated floating floors, blinds and recently painted- Instantaneous gas hot water system- Private rear yard with clothes line- Secure garage with additional car park\*Currently tenanted until January 2025 at \$430 per week\*\*\*Take advantage of this exceptional and quiet location..close proximity to Pasadena Foodland Shopping Centre, public transport, Flinders University, Flinders Medical Centre and approx. 10km to CBD and Beaches\*\*CT Reference - 5051/584  
Council - City of Mitcham  
Council Rates - \$1,296.75 pa  
SA Water Rates - \$153.70 pq  
Emergency Services Levy - \$93.05 pa  
Admin Fund - \$437.50 pq  
Sinking Fund - \$362.50 pq  
Year Built - 1973  
Total Build area - 80m<sup>2</sup> approx.  
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