

7/68 Forest Avenue, Black Forest, SA 5035



House For Sale

Friday, 22 March 2024

7/68 Forest Avenue, Black Forest, SA 5035

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 112 m2

Type: House



Daniel Richardson
0424332564



Ethan Millen
0452660240

\$500k - \$550k

Offers Close Tue, 16th Apr - 12pm A classic cream brick unit that lives more like a homette and relishes its refuge at the very rear of its group, this astute 'foot in the door' of surging Black Forest makes daily life - and the commute to the CBD - a light-filled breeze. With a spacious separate lounge room, two nicely sized bedrooms and a tastefully updated eat-in kitchen with stainless steel appliances, stone benchtops and plenty of storage, you'll be asking for the paperwork before you even discover its secure rear courtyard and designated undercover carport. What you - or your tenants - will be signing up for is a care-free lifestyle, just a two minute walk from the tram line which takes you to the city and coast, just moments from Castle Plaza, Goodwood and Hyde Park's cosmopolitan precincts. Don't forget your pen. Features we love...- Prime rear position, set way back from the street - Timber floorboards and bundles of natural light make it warm and inviting - Large bedrooms, one with mirrored built-in robes - Dishwasher and separate laundry - Air conditioning and ceiling fans - Secure courtyard with patio/pergola - Walking distance from local parks/cafes - Steps from bus and tram stops - Less than 10 minutes from the CBD CT Reference - 5042/811 Council - City of Mitcham Council Rates - \$982.40 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$105.15 pa Admin Fund - \$438.00 pq Sinking Fund - \$219.00 pq Year Built - 1969 Total Build area - 112m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403