

**7/9 Eurilpa Avenue, Everard Park, SA 5035**

**Sold Townhouse**

Tuesday, 15 August 2023

7/9 Eurilpa Avenue, Everard Park, SA 5035

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Carlo Peluso  
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**\$665,000**

This well presented 2 storey residence with its modern contemporary design is ideal for busy professionals, investors and first home buyers, offering excellent accommodation in a most convenient location with low maintenance living a key feature. With public transport to the city at your fingertips, only a short walk to the city/bay tram and buses and close to major shopping centre. This immaculate upgraded three-bedroom home is only 5km to the CBD Downstairs features a large separate lounge plus modern kitchen with large adjoining meals area. The modern chefs kitchen features with ample cupboards, island bench, dishwasher and gas hotplate. There is also a second WC adjoining the laundry. This lovely tiled living/dining area also has access to the rear courtyards, making entertaining ideal. Upstairs you will find three good size bedrooms, all with built-in robes, while the master suite includes two way pristine fully tiled bathroom to ensure flexibility and a genuine family opportunity. Another plus room at the top of the stairs can be utilised as study nook or small sitting area. Notable features include:

- Street frontage residence
- Ducted reverse cycle air conditioning for all year round comfort
- All new flooring upstairs hallway, bedrooms, lounge area and staircase
- Fully renovated bathroom
- New blinds downstairs and main bedroom
- Balcony to the main bedroom
- Built in robes to all 3 bedrooms
- New tool shed
- Updated front and rear paving
- Secure parking for 2 cars undercover with remote control access
- Courtyard area ideal for entertaining
- A convenient location and an easy care property offering comfort, style and affordability.
- Contemporary colour scheme throughout
- Security system
- Private and public schools nearby (Adelaide High School Zone)
- Ample visitor parking and off street parking

Located in one of Adelaide's most convenient and central locations. Easy commutes to the CBD & walking distance to public transport connections - everything is at your door.

Legal Information C/T: 6134/53 Council: The City Of Unley Zoning: HDN- Housing Diversity Neighbourhood Rates: \$939.75 per annum SA Water: \$146.65 per quarter ESL: \$119.95 per annum Community Title Admin fund \$187.39 per quarter Sinking fund \$13.82 per quarter All enquiries contact selling agent Carlo Peluso on 0414 427 680 or [carlo@harcourtsproperty.com.au](mailto:carlo@harcourtsproperty.com.au)