

8/20 Hartland Avenue, Black Forest, SA 5035

Unit For Sale

Wednesday, 20 March 2024

8/20 Hartland Avenue, Black Forest, SA 5035

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Grant Wills

\$595,000

Auction Location: On site Nestled in a unique location, the 3 bedroom property offers a blend of privacy and convenience, and with the feeling of a freestanding C/yard home. Primely located at the front of a small group, boasting its own off-street parking, plus garaging and secure access to a private courtyard. Conveniently located between the city and the coast, offering the best of both lifestyles. Currently tenanted until July 2024 for \$470 per week, this property is a smart investment, a small family home or a perfect retirement retreat. The property features 3 spacious bedrooms, each equipped with built-in robes and ceiling fans for comfort. The near new bathroom is generously sized, complete with a full bath, vanity, and shower. Open plan kitchen and dining room flows seamlessly into the adjacent living room. Neat modern kitchen plus separate butler's pantry with a dishwasher and additional pantry storage. Climate control reverse cycle air conditioning and ceiling fans in each bedroom. The private courtyard is a good size, featuring a lawn area perfect for outdoor entertaining or relaxation. Easy access to public transport, with the tram within walking distance for easy commutes to the city and the coast. It is zoned to the highly sought-after Botanic High and Adelaide High School, making it an ideal choice for families. Adding to its appeal, the property boasts great energy efficiency with a Tesla Powerwall 2 battery, 6.5kw Solar panels, and a 5 kw inverter. This not only reduces the carbon footprint but also significantly cuts down on energy bills. This property is a unique blend of convenience, comfort, and sustainability, making it a perfect choice for those seeking a modern urban lifestyle. Local council: Unley Council rates: \$988.75pa approx. SA Water rates: \$153.70pq approx. Strata fees: \$484.25pq approx. incl. sinking fund Year built: 1976