

8/302 Young Street, Wayville, SA 5034

HARRIS

Unit For Sale

Wednesday, 15 May 2024

8/302 Young Street, Wayville, SA 5034

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Hayley Staltari
0412870541

\$450k-\$465k

Best offers by 12pm Monday 10th June (unless sold prior) In prime investment territory along a character tree-lined street, this 2-bedroom unit couldn't ask for a better lifestyle, but it could ask for a simple revamp to reflect its lively and elite locale. That is, after its current tenancy of \$400 per week expires in May 2025. Until then, this superb 1960s near-city unit in a front-facing clutch of twelve, gives its tenants the beauty of sunlight through its open plan stance, street tree privacy to its arrival balcony, and you, a hardworking little investment... Just 1km from the city, 2kms from KWR boutiques, a pivot to the tram, and the locally loved pubs of The Goody and The Good Gilbert, as a neat couple's pad or a nice little project for the first-time buyer/investor, the reasons for it all stem from its unbeatable Wayville radius. The basic rear kitchen and all-in one bathroom might be first in line for a refresh, leaving two adjoining carpeted bedrooms to bunker down front and back, the main offering built-in robes. Comforts include split system air conditioning, ceiling fans, and an off-street carport you may or may not need leaving no gardening, no upkeep, and nothing else to tie you down; instead, there's every essential – and more – at your doorstep. You'll need a lifetime to rate, taste, and road-test this lifestyle: Goodie Goodie Yum Yum, Lemongrass Thai, STH Restaurant, Goodwood Road village retail and the Capri Theatre, all on ready rotation. Spruce and go with rewards galore... Simple, practical, investment potential:- 1968-built solid 2-bedroom upstairs unit- Small balcony for tree-lined views to Young Street- Private carport- Split system comfort to kitchen, meals & living- 2 bedrooms – main with BIR - Ceiling fans & R/C air conditioning - Original all-in-one laundry/bathroom- Walking distance to Goodwood Road precinct- Close to pubs, cafes & the Adelaide Showgrounds- Zoned for Adelaide & Adelaide Botanic H.S. - A short jaunt to Drakes Wayville & the Farmer's Market - Approx. 1km south of the CBD.- Ideal Investment in super convenient location Specifications: CT / 5031/980 Council / Unley Zoning / EN Built / 1968 Council Rates / \$977.90pa Strata Rates / \$578pq Strata Manager / Whittles Emergency Services Levy / \$110pa SA Water / \$153.70pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Goodwood P.S, Sturt Street Community School, Gilles Street P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409