

**9/36 Station Avenue, Blackwood, SA 5051**

**GaryJSmith**

**Sold Unit**

Tuesday, 15 August 2023

9/36 Station Avenue, Blackwood, SA 5051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Unit**



Leona Stretch

0418321162

**\$423,000**

This immaculately presented home-unit offers affordability & an easy-care lifestyle that's perfect for first homebuyers, retirees, professionals & young families. Also with an unbeatable location, it would make a great addition to a savvy investor's property portfolio. Positioned privately at the rear of a small manageable group, the accommodation comprises:

- Spacious front lounge room
- 2 bedrooms both with built in robes
- Well-appointed kitchen with ample cupboards
- Adjoining informal dining area
- Renovated bathroom with bath, shower, vanity & W/C
- Separate laundry

This light & bright secure residence has several value-added features & they include a split system reverse cycle air conditioner, durable floating floors, ceiling fan, quality window furnishings, modern lighting & has recently been freshly painted throughout. Externally there is a clothesline area, all-weather blind, new 'good neighbour' rear fence, electric hot water service & a large rear deck ideal for those weekend BBQ's & entertaining with friends. There is also a secure carport which doubles as a rumpus room or even a man cave. Positioned in the heart of the popular Blackwood community, you can leave the car behind & walk to all the relevant amenities including local shops, cafes, sports clubs, Botanic gardens, recreation parks, train station & convenient bus routes. You are also surrounded by a superb selection of schools including Blackwood High, Blackwood Primary, Concordia College, Eden Hills Primary & Blackwood Kindergarten. A fabulous entry level opportunity where an inspection is highly recommended. Price: \$395,000 to \$425,000 City of Mitcham Built in 1977 CT: 5031/947 & Strata Plan 3498 Strata Fees: \$300pq (Unitcare Services) Council Rates: \$1300.20pa Water Rates: \$153.70pq