

**9/69 Leader Street (facing Ethel Street), Forestville,  
SA 5035**



**Sold Unit**

Saturday, 23 September 2023

9/69 Leader Street (facing Ethel Street), Forestville, SA 5035

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brett Brook  
0413664434



Danny DiestelFeddersen  
0412044475

**\$337,000**

Offering supreme proximity to Adelaide's most popular attractions including the Adelaide Farmers Market, Specialty shops along Goodwood Road, Unley Road Precinct and the train and tram within walking distance; your dream lifestyle awaits! From its gated entry, established greenery and peaceful street presence facing Ethel Street, step inside for neutral themes, the split-system comfort of open plan living, a light-filled eat-in kitchen with electric oven and cooktop, and 2 spacious bedrooms with double glazed windows while the master complete with a built-in wardrobe. The modern bathroom perfectly services the home offering vanity storage and laundry amenities. Pop into the local favourite, Coffee Notes, whilst on your way to Tram Stop 4 Tram which will zip you into the CBD in minutes or continue the smooth ride across to Glenelg for the ultimate summer day out. Minutes to Anzac Highway and Kurralta Central Shopping Centre, plus the worthy mention of its Adelaide and Adelaide Botanic High School zoning, the icing on the cake for an already exceptional purchase. The location speaks for itself, and the future is set to only get brighter in this highly sought-after area, with the former Le Cornu site at Forestville set to be transformed into a \$250 million food-orientated retail and residential community, featuring SA's first rooftop urban farm. With its supremely central location and exclusive shopping amenities at arm's reach, you have just found yourself an absolute gem! A delightful downsizer, an exciting first home opportunity, a great lock up and leave base or a no-fuss investment! More reasons to love this opportunity:- Appealing to investors, currently tenanted until Sep 2024- Situated in a secure and gated complex- Faces Ethel Street with access from Ethel Street- Double-glazed windows in both bedrooms - Open plan living, dining and kitchen zone with split system a/c- New low-maintenance lino in kitchen with great storage - Master with built-in wardrobe providing excellent storage - Laundry amenities in spacious bathroom - One assigned parking space behind secure electric gate - Freshly painted and recently steamed carpets - New hot water system Specifications: Title: Strata Council Rates: \$245.50 p/q Water Supply: \$74.20 p/q Water Sewer: \$79.50 p/q Strata Admin (included SA Water Usage) : \$473.76 p/q Strata Sinking Fund: \$224.66 p/q Emergency Services Levy: \$104.40 p/a 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 RLA 276447.