

**9H Ulva Avenue, Warradale, SA 5046**



**Sold House**

Thursday, 28 March 2024

9H Ulva Avenue, Warradale, SA 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 104 m2**

**Type: House**



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## Contact agent

Set at the very rear of its modern group, this 2-bedroom home - with a zoned pass to Brighton Secondary School - combines the style and presence of a new standalone build with the ease of an apartment, giving professionals, socialites and downsizers alike the finished product, tucked away from prying eyes. What you'll see is a light-smothered home with deceptively spacious open-plan living, two double bedrooms - one with private access to a two-way ensuite - and a lock-up garage to go with an additional park and a secure garden with its very own soothing water feature. Think of it as a simple, slick equation that equals a breezy day-to-day so you can spend your spare time lapping up its 5-minute drive to the beach (Brighton) and strolling distance to Westfield Marion, SA Aquatic Centre, a plethora of public transport options and the metro beaches. Make it yours. Features we love...- Prime rear position for extra peace and privacy - Lock-up garage and additional parking in front - Ultra-modern facade - Ducted temperature control - Full of natural light - Stylish timber-look flooring - Key-less entry with digital code pad - Built-in robes to both bedrooms - Dishwasher - Separate laundry - Secure, landscaped gardens - Walking distance from public transport - Moments from Westfield Marion and local Coles supermarket - Less than 7 minutes from the beach

CT Reference - 6260/460  
Council - City of Marion  
Council Rates - \$1,482.09 pa  
SA Water Rates - \$160.16 pq  
Emergency Services Levy - \$134.65 pa  
Admin Fund - \$350.00 pq  
Sinking Fund - \$1.00 pq  
Year Built - 2020  
Total Build area - 104m<sup>2</sup> approx.

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