

**1/13 East Avenue, Allenby Gardens, SA, 5009**

NOAKES  
NICKOLAS

## Apartment For Sale

Thursday, 24 October 2024

1/13 East Avenue, Allenby Gardens, SA, 5009

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Michael Balawejder

## Secure Your Future in Allenby Gardens.

Best Offers by 11/11 - (Unless Sold Prior).

Welcome to the brilliant prospect at 1/13 East Avenue, Allenby Gardens, a place where the lure of convenience meets the charm of a quiet neighbourhood. This exceptional two-bedroom unit, in neat and tidy condition, is perfect for first homebuyers looking to step into the property market. Built circa 1970, the character of this double brick unit is undeniable, offering a solid foundation for your future.

Nestled within a small group of four units, this property is paired with the benefits of low-maintenance living in a lock-and-leave style. It boasts an allocated car park, a private courtyard and open-plan living, all adorned with easy-to-clean vinyl floors.

### Features

- Two spacious bedrooms with built-in robe in the main bedroom
- Open-plan living for ease of movement and interaction
- Double brick construction for stability and insulation
- Vinyl floors for easy upkeep and a modern touch
- A well-equipped kitchen with free-standing oven, perfect for your culinary explorations
- A compact, low-maintenance private courtyard
- Allocated car park for your convenience
- Electric hot water system to meet your daily needs
- Linen cupboard for extra storage
- Small garden shed for your outdoor storage needs

### Lifestyle

- School zoning for Allenby Gardens Primary School and Underdale High School
- Located in close proximity to the Welland Shopping Centre and Lewanick Reserve
- 5 minutes away from the CBD
- Port Road public transport and the West Croydon Train Station nearby, moving around is a breeze

### Rates

- Council \$PA
- SA Water \$PQ
- ES Levy \$PA
- City of Charles Sturt
- Strata Title
- 1970

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