

10/4 Collyer Crescent, Linden Park, SA, 5065

HARRIS

Apartment For Sale

Saturday, 31 August 2024

10/4 Collyer Crescent, Linden Park, SA, 5065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Daniel Stewart

A reinvigorated, astute investment into the thriving inner East

Best Offers By 11am Wednesday 4th September

Taking that lock-up-and-leave lifestyle to the next level, this light-filled ground floor unit has been entirely renovated, completely stripped back to the bare walls, creating an astute investment in a quiet cul-de-sac of one of Adelaide's premier eastern suburbs.

Tucked away in a prime position within the Collyer Court complex, the footprint offers a deceptive amount of space configured to create an easy-care and functional layout.

Contemporary open plan living is blessed with a bright palette upon floating floors, culminating in a remodelled kitchen boasting updated stainless-steel appliances and dishwasher.

Built-in robes grace both generous bedrooms, whilst the renovated bathroom offers laundry facilities and is spacious enough to accommodate every occupant.

Promoting lifestyle above all else, you'll find public transport, Spill the Beans café, Miller Reserve, Linden Park Primary and Aldi practically on your doorstep meaning you'll rarely need to leave your prized inner-eastern pocket.

Just a little further down the road awaits Burnside Village boutique shopping and gourmet amenities, whilst the CBD is clearly in your sights (5km to be exact) you'll be hard pressed to find a more astute investment into leafy Linden Park...

Even more to love:

- ☑ Zoned for Linden Park Primary & Glenunga International H.S
- ☑ Undercover carport
- ☑ Front porch with lovely garden outlook
- ☑ Split system R/C air conditioning
- ☑ Footsteps to Burnside Village
- ☑ Just 5km from the CBD

Specifications:

CT / 5059/800

Council / Burnside

Zoning / SN

Built / 1975

Council Rates / \$981.50pa

Strata Rates / \$550pq

Strata Manager / ACSM Strata Corporation

Emergency Services Levy / \$100pa

SA Water / \$155pq

Estimated rental assessment / \$500 - \$540 per week / Written rental assessment can be provided upon request

Nearby Schools / Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S

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