

15/45 Avenue Road, Highgate, SA, 5063

HARRIS

Apartment For Sale

Tuesday, 3 September 2024

15/45 Avenue Road, Highgate, SA, 5063

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

A fresh, funky and low-maintenance find

Fixed Lease until 30 September 2024 (\$370.00 per week)

This immaculately presented, light-filled one-bedder perfectly balances both a premier city-fringe location with a low maintenance way of life.

A rare discovery in the form of an astute rent-ready investment allowing first home buyers to comfortably reside in during their former years, with the option to lease out for an impressive return when the stage of life arrives requiring an upsize.

Not only offering a convenient position with access on foot to local amenities, but the home is safely tucked away within prime corner positioning of a quiet group for the solo dwellers and security conscious.

Immaculately kept and recently renovated throughout to uphold the standards of modern expectations, open plan living greets you with warming floorboards and a fresh palette before making way to a modern kitchen boasting quality ceramic cooktop, ample cabinetry and subway splash back.

The spacious bedroom offers air conditioning that cools the entire home, along with direct access to the bathroom that has once again been refreshed with matte black fittings and a sparkling appearance.

The cafe culture of surrounding Duthy Street will have your calendar full of mid-week long lunches, dinner dates and slow weekend brunches - all within walking distance of your blissful home base.

Start living the High(gate) life without a worry thanks to this astute low-maintenance investment

More to love:

Rent ready offering an impressive return

Designated undercover carpark

Locked storage facility downstairs

Dishwasher provision to kitchen

Split system air conditioning

Warm floorboards with neutral and fresh interiors

Plenty of natural light with views to Adelaide Hills

Walking distance to Waite Campus

Public transport on Fullarton Road and Cross Road connecting you to the nearby CBD and beach

Easy access to shopping amenities of Duthy Street, Mitcham Village and Unley Shopping Centre

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All of this and so, so much more

Specifications:

CT / 5053/850

Council / Unley

Zoning / EN

Built / 1966

Strata Rates / \$392pq

Strata Manager / JE Whites

Emergency Services Levy / \$92.70pa

SA Water / \$165.55pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Highgate School, Mitcham P.S, Unley H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S, Springbank

Secondary College

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