

**32/177 Cross Road, Westbourne Park, SA, 5041**

**Tanner**

**Apartment For Sale**

Saturday, 10 August 2024

32/177 Cross Road, Westbourne Park, SA, 5041

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Myra Brunning  
0426121522

## Ground Floor Unit in Outstanding Location for Investment or First Home

Best offers by Monday 12th August (Unless Sold Prior)

This ground floor unit offers the perfect lifestyle for busy professionals seeking convenience and security. Tucked away in the premium location of Westbourne Park, it's hard to imagine such a peaceful spot just moments away from the hustle and bustle.

### Features:

**Lifestyle & Convenience:** Enjoy the comfort of a strata-managed inground swimming pool, making every day feel like a retreat.

**Spacious Living:** The home boasts an open plan living area, meals space, and a lovely kitchen, perfect for entertaining.

**Comfortable Bedrooms:** Two generously sized bedrooms, each with built-in robes.

**Modern Amenities:** A light-filled, white bathroom and laundry provide a fresh and clean atmosphere.

**Ideal Position:** Close to shopping at Big W and Woolworths across the road, with Goodlife Health Club right next door. Enjoy weekend walks to the cafes and restaurants along King William Road and Goodwood Road.

**Excellent access to Public Transport:** Walking distance to train and bus services.

### More to Love:

- ❑ Falls within the catchment for Westbourne Park Primary and Unley High School, appealing to family-oriented buyers.
- ❑ Split System reverse cycle air conditioning and undercover parking for added convenience.

With shopping, leisure, and transport only a short walk away, this property is sure to surprise and delight. Don't miss the opportunity to make this outstanding unit your new home or investment.

### Specifications:

CT / 5041/504

Council / Mitcham

Zoning / EN

Built / 1971

Council Rates / \$1384.45pa

Estimated rental assessment / \$400 - \$440 per week / Written rental assessment can be provided upon request

Nearby Schools / Westbourne Park P.S, Goodwood P.S, Edwardstown P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S

**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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839