

GO2/44 MAB Circuit, Tonsley, SA 5042



Apartment For Sale

Sunday, 26 May 2024

GO2/44 MAB Circuit, Tonsley, SA 5042

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Jo Cullinan
0883690990

\$500,000 to \$530,000

Welcome to unit GO2, 44 Mab Circuit, Tonsley. Located in the heart of Adelaide's vibrant innovation district and where modern living meets convenience. Constructed in 2019 this amazing two bedroom apartment is so neat and clean. A functional floorplan with loads of storage makes for convenience. Lots of natural light and high ceilings give the space a fresh feel. The open plan living, kitchen/dining/lounge areas leads to a private courtyard. Great for entertaining, just fire up a BBQ and relax with friends. Practicality abounds with easy care flooring through the living and high traffic areas. There are robes in both bedrooms, along with a large expanse of cabinetry in the bathroom and passage. The kitchen is practical too with stainless appliances including a dishwasher. Ceiling fans in the bedrooms plus split system heating and cooling keeps the home comfortable. Enjoy living in a secure complex with intercom system for access. A single carport is included with the apartment, plus a secure storage cage on the ground floor. Comprising: * 2 Good size bedrooms. * Open plan living dining. * Functional kitchen with plenty of bench space and dishwasher. * Spacious modern bathroom with separate shower. * Good size private courtyard area for added living and entertaining. * Carport behind secure gates, storage cage. * Split system heat/cooling, plus ceiling fans. The location is what really sells this modern apartment. A very short walk will take you to the train station, where you can dash to Flinders Uni, Flinders Medical Centre or the City. Westfield Marion is also handy, along with Clovelly Park Shopping Centre and the world class Marion Swimming Centre. Little or no maintenance is required and for investors this apartment is ideal. Easily rentable with current tenancy expiring on 15th December 2024. Council \$294.00pq approx. SA Water \$193.00pq approx. Strata \$845.00pq approx. It is our pleasure to offer you a viewing of this home please contact STEPHANIE THORPE or JO CULLINAN on 8369 0990, or 0438 084 043 (Stephanie), 0403 339 202 (Jo). RLA 256 143 Zoning information regarding local schools is obtained from www.education.sa.gov.au. Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Cullinan property are taking preventive measures for the health and safety of its clients and buyers entering all of our listed properties. Please note that social distancing will be required at all open inspection. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However, we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.