

**1/128 Conyngham Street, Glenunga, SA 5064**

**Harcourts** Adelaide City

**House For Sale**

Thursday, 11 July 2024

1/128 Conyngham Street, Glenunga, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 367 m2**

**Type: House**



Jing Wang

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## EXPRESSIONS OF INTEREST by Wednesday 31st July 1pm

Newly renovated, this spacious solid brick homette is part of a group of four, presenting a terrific opportunity not to be missed. Situated in tightly held Glenunga, it is brilliantly located close to the city, local and major shopping including Burnside Village, public transport, cafes, restaurants, and some of Adelaide's best schools, including Glenunga International High School. Features You Will Love:

- Modern stylish kitchen with stone benches and crisp white cabinetry, ideal for culinary enthusiasts.
- Open plan living with a gas heater and split system air conditioning.
- Three generously sized bedrooms, providing ample space for family members or guests.
- Spacious master bedroom with a walk-in robe.
- Fully upgraded two-way bathroom with floor-to-ceiling tiles and a bathtub.
- Second bathroom combined with laundry.
- Garage with roller door, currently set up as a rumpus room.
- Outdoor alfresco area for family and friends gathering.
- Lovely green, low maintenance paved rear courtyard area.
- Evaporative cooling.
- Currently tenanted at \$780 per week until 10/08/2024.

Specifications:

- Council: City of Burnside.
- Built: 1986.
- Land: 367sqm
- Council Rates: \$1,343.60 per annum.
- Strata Rates: \$743.44 per quarter.
- Emergency Services Levy: \$157.75 per annum.
- SA Water: Approximately \$349.78 per quarter.

Don't miss out on this great opportunity. Please Contact Jing Wang 0431 606 572 today to arrange an inspection.