

**4/1 Moy Avenue, Warradale, SA 5046**

**House For Sale**

Wednesday, 26 June 2024

4/1 Moy Avenue, Warradale, SA 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: House**



Scott Torney  
0416005531

**\$459,000 - \$489,000**

Whether you're planning on living in or letting out, you'll love this stylish two-bedroom unit conveniently & peacefully located. Within walking distance of Westfield Marion shopping centre, train station, popular cafes & nestled within the Brighton High School zone, this gorgeous unit definitely punches above its weight. Nestled in a neat, small group, this appealing light filled unit greets you with a generous living room sitting alongside an updated 60's inspired kitchen & dining area. The stunning 'Jarrah' timber flooring flows throughout the whole unit with the two, bedrooms both offering built-in storage. There's a centrally situated, retro bathroom & toilet original Terrazzo flooring. Head outdoor to an extremely low maintenance, private rear yard is with room for entertaining, your own private laundry & a garden shedding for extra storage. Added features include under cover parking, reverse cycle heating & cooling plus gas heating & more. So whether you're starting, slowing down or investing... put this one at the top of your list! Another home proudly presented by Scott Torney Specifications: Council / Marion Council Rates / \$1177pa Strata / \$450 p/qtr Built / 1965 Land / 104m<sup>2</sup> 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 advice.