

4/3 Cleland Avenue, Unley, SA 5061

Raine&Horne.

Townhouse For Sale

Wednesday, 19 June 2024

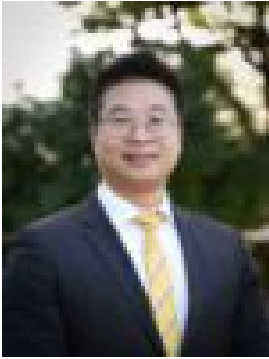
4/3 Cleland Avenue, Unley, SA 5061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jacky Yang
0425251113



Constantine Pappas
0423047020

Best Offer by 8th of July 2024 at 6:00PM (USP)

Discover the epitome of modern living in this impeccably maintained, light-filled townhouse located in the vibrant heart of Unley. This prime Adelaide suburb is renowned for its cosmopolitan lifestyle, offering seamless access to King William and Unley Road's boutique shops, charming cafes, and diverse eateries. Perfect for Families and Professionals Zoned for top-tier educational institutions such as Walford Girls, Unley Primary School, and Glenunga International High School, this home is ideal for growing families. Busy executives and entertainers will also appreciate the low-maintenance lifestyle it offers.

Property Highlights:

- **Secure and Tranquil:** Enjoy peace and privacy in this serene townhouse.
- **Bright and Spacious:** Sunlit interiors with a generous living area.
- **Modern Kitchen:** Features ample bench space and stainless steel appliances, including a dishwasher and gas cooktop.
- **Entertainment Ready:** Spacious dining area with sliding doors leading to an entertainer's balcony.
- **Comfortable Bedrooms:** Master bedroom with ensuite and built-in robes, plus two additional bedrooms with built-in robes.
- **Year-Round Comfort:** Ducted reverse cycle air conditioning throughout.
- **Outdoor Space:** Private courtyard perfect for relaxation and gatherings.
- **Ample Parking:** Double garage with automated roller door.
- **Eco-Friendly:** 6.6KW solar panel system for energy efficiency and cost savings.

Versatile Floorplan for Modern Living:

- **Flexible Lower Floor:** A bedroom on the lower floor with its own ensuite provides the perfect setup for a home office, hosting weekend guests, or a private retreat.
- **Spacious Upper Floor:** The upper floor features a large open-plan family room, a fully-equipped quality kitchen, and smooth access to a summer-ready terrace north-facing balcony.

Additional Features:

- **Low Maintenance Living:** Ideal for those with busy lifestyles.
- **Central Location:** Close to public transport, parks, and recreational facilities.
- **Community Atmosphere:** Situated in a friendly, community-focused neighbourhood.

Investment Opportunity: Estimate rental income around \$780-\$800 weekly for a fixed long-term lease, offering a flexible investment opportunity. Additionally, the property generates an annual Airbnb rental income of approximately \$60,000, providing a very high investment return.

Effortless Living in Unley For flexibility, space, and comfort in a prestigious Unley location, this contemporary townhouse requires little more than moving in and enjoying the lifestyle. Just place your furniture and press 'play'!

Indicative Rates:

- **Council Rates:** Approximately \$1,201.95 per annum
- **Strata Fees:** Approximately \$152.20 (Included Sinking Fund) per quarter
- **Emergency Services Levy:** Approximately \$328.25 per annum
- **SA Water Supply & Sewerage Charge:** Approximately \$172.44 per quarter

***Disclaimer:** Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.