

# 10/53 Stuart Road, Dulwich, SA 5065

## Unit For Sale

Thursday, 11 July 2024

10/53 Stuart Road, Dulwich, SA 5065

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$480,000 - \$525,000**

Best Offers By Tuesday 30th July By 2PM (USP) Step into 10/53 Stuart Road, located in the picturesque suburb of Dulwich, where contemporary design meets functional living. This inviting unit boasts 2 spacious bedrooms, offering an abundance of natural light throughout. Perfectly blending style with practicality, this property is an ideal setting for both relaxation and entertaining. Upon entering, you'll be greeted by an open plan kitchen and living area that fosters a warm and inclusive atmosphere. The kitchen is a true standout, with its large bench and breakfast bar, adorned with ample storage and cabinetry. It's a chef's dream, offering plenty of workspaces and modern appliances. The feature pendant light adds a touch of elegance to the setting, mirroring the home's modern aesthetic. The master bedroom is generously sized, complemented by built-in robes that provide ample storage space, while the second bedroom offers versatility, ready to be transformed into a home office or guest room. Split system air conditioning ensures year-round comfort. The updated bathroom exudes sophistication with sleek fittings and a spacious walk-in shower. Additionally, the space for a washer and dryer adds to the convenience of urban living. Step outside and you'll realise why location is everything. Situated walking distance from Dulwich Village, you'll have boutiques, cafes, and all necessary amenities at your doorstep. Burnside Village is also nearby, offering further options for shopping and dining. Public transport options are plentiful, providing easy access to the Adelaide CBD and surrounding areas, adding to the appeal for commuters. From a financial perspective, the property's low maintenance characteristics make it an ideal set-and-forget investment. The combination of its location, modern amenities, and the ongoing demand for rental properties in Dulwich positions 10/53 Stuart Road as a strategic addition to any investment portfolio. Investors will appreciate the potential for solid capital growth and an attractive gross rental yield of approximately 5.4%. **FEATURES WE LOVE:** - Attractive gross yield of approximately 5.4% - Open-plan kitchen and living - Updated bathroom with modern fixtures - Large kitchen bench and breakfast bar - Ample storage space and cabinetry - Ample natural sunlight - Split system air conditioning - Walking distance to Dulwich Village and Burnside Village **SCHOOLS:** The property is ideally located within the catchment area for two highly sought-after schools. It is zoned for the much-esteemed Rose Park Primary School, renowned for its excellent education culture. Additionally, it also falls within the zone for Marryatville High School, known for its robust academic curriculum and diverse range of extracurricular activities. This home is truly a gem, harmonising contemporary flair with everyday practicality, making it an ideal choice for discerning buyers and investors.