

**2/1 Almerda Street, Highbury, SA 5089**



**Unit For Sale**

Wednesday, 19 June 2024

2/1 Almerda Street, Highbury, SA 5089

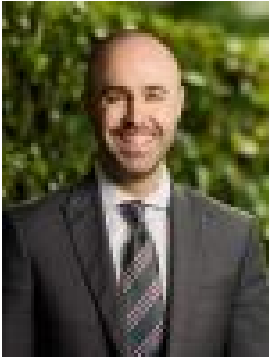
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 400 m2**

**Type: Unit**



Nick Borrelli  
0861871302



Nik Ilic  
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## Auction On-Site Sunday 7th July 12PM (USP)

Welcome to 2/1 Almerita Street, Highbury, a beautifully renovated unit originally built in 1976. This charming home features three bedrooms, one bathroom, and a single carport. Upon entering, you will be greeted by a spacious and light-filled open-plan living, kitchen, and dining area. The modern kitchen boasts a tiled splashback, quality appliances, an island bench, and a dishwasher. Each of the three bedrooms is equipped with built-in robes and ceiling fans. The upgraded bathroom showcases floor-to-ceiling tiles and ample vanity storage. For added convenience, there is an additional separate second toilet. The laundry offers direct access to the backyard and includes ample storage space. Outdoors, you will find plenty of space for alfresco entertaining under a verandah, surrounded by manicured, easy-care gardens. A handy 6.9m x 4.1m shed provides extra storage or workspace. The single carport allows direct access to the backyard, enhancing the home's functionality. This property is conveniently located just minutes away from Coles Dernacourt and Drakes Hope Valley, providing the perfect balance of tranquillity and convenience. Families will appreciate the proximity to Athelstone School, Kildare College and Highbury Primary School, while the Hope Valley Sporting Club is just a short walk away. The home is also close to several reserves and parks, offering ample recreational opportunities.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**RLA 322799 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | TEA TREE GULLY Zone | GN - General Neighbourhood House | 182sqm (Approx.) Built | 1976 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa