

**2/3 Burnley Grove, Mitchell Park, SA 5043**



**Unit For Sale**

Wednesday, 26 June 2024

2/3 Burnley Grove, Mitchell Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 129 m2**

**Type: Unit**



Nick Ploubidis

0423840514

**AUCTION: (\$470,000) Friday 12/07/24 at 12:30pm**

Auction Location: on site"Under Instructions from The Public Trustee"With an abundance of natural light this oversized homette features built in robes and ceiling fans to bedrooms, split system air-conditioning and a lock up garage with direct access to the rear yard. Generous bedrooms, bright living, this property will meet the needs of many and allows for value-add potential. Run a minor update throughout and enjoy effortless, easy modern living in this small group. The rear, private and secure outdoor area is low maintenance and can be re-designed by those looking to beautify the area and incorporate the already standing patio.Location, Location, Location they say! Well 2/3 Burnley Grove has it! You wouldn't realize it given how quiet it is but this property is located a short distance Marion Road, Sturt Road, Southern Expressway, train stops, Flinders University, Tonsley Innovation District, Warriparringa Wetlands Reserve and the Marion Shopping Centre. So if your looking at travelling north, south, east or west or staying put, this property's location is an attractive feature.AUCTION: Friday 12th July at 12:30pm. on site.(\$470,000)CT: Volume 5062 Folio 91Council: City of MarionCouncil Rates: \$1,176.88 per annum (approx)Water Rates: \$153.70 per quarter (approx)Strata Levy: \$454.49 per quarter plus Sinking Levy: \$106.74 per quarter (approx)Year Built: 1991 (approx)Land Size: 273 square metres (approx)LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis to find out more about this service.The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.