

**3/138 Avenue Road, Clarence Gardens, SA 5039**

**Raine&Horne.**

**Unit For Sale**

Wednesday, 10 July 2024

3/138 Avenue Road, Clarence Gardens, SA 5039

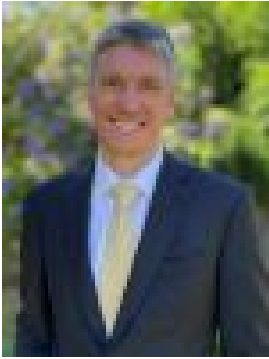
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



John Cullen

### **Best Offer by 24th July at 12pm**

**BEST & FINAL OFFER DUE BY: Wednesday 24th July at 12pm** Discover the charm of this meticulously renovated unit at 3/138 Avenue Road, Clarence Gardens. Boasting a host of features, it offers:- Recently renovated interiors throughout- Floating timber floorboards in the kitchen and lounge room- Two generous double bedrooms, each adorned with quality carpets, ceiling fans, and the master bedroom featuring built-in robes- A superb kitchen equipped with a gas cook-top and oven, ample bench and cupboard space, stylish splash-back tiling, and a double sink- Light-filled open plan living and dining area, complete with split system air conditioning and a ceiling fan- Spacious bathroom plus a separate external laundry- Private rear courtyard for relaxed outdoor living- Allocated undercover car park for convenience- Excellent, highly sought-after location- Currently leased until October 2024, presenting an ideal investment opportunity Don't miss out on this fabulous offering in Clarence Gardens!