

**3/171 Daws Road, St Marys, SA, 5042**



**Unit For Sale**

Thursday, 10 October 2024

3/171 Daws Road, St Marys, SA, 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Beautifully Updated - Ready to move in

Comfortable & convenient, this street level home unit is in a small, neat group and has been beautifully refurbished throughout and offers very good privacy being at the rear of a small group with own undercover parking adjacent and is situated just a few minutes walk to bus, shops and the Daws Road Repatriation Hospital. With lovely updated kitchen, pantry, plenty of cupboards and gas cooking, it overlooks the large lounge room with beautifully polished timber floors and split system reverse cycle air-conditioning for year round comfort. The bathroom has been updated with a vanity and incorporates the laundry. There are two good size bedrooms, with master offering built in robes, and both having those beautiful timber floors and Venetian blinds. Outside is a neat courtyard, perfect for a morning coffee or a small gathering with friends, plus there is a lovely common space to the front of the group with green lawn & plenty of established trees for privacy. The unit also offer gas instant hot water plus front & back security doors. Around 15 minutes to city and handy to Flinders Medical Centre and a variety of good local shopping, this is certainly the best home unit we have seen in years and with convenience to transport within 2 minutes walk, for further details, please contact our local property consultant Sam Raven for more details.

### Specifications:

CT / 5037/4889

Council / Mitcham

Zoning / Suburban Neighbourhood

Built / 1972

Council Rates / \$1,364pa

Strata Rates / \$438pq (\$316 - Admin, + \$122 Sinking Fund)

Strata Manager / Best Strata

Estimated rental assessment / \$400 - \$430 per week

All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.

Magain Real Estate Woodcroft

RLA | 222182