

# 3/24 Wakefield Street, Kent Town, SA 5067



## Unit For Sale

Wednesday, 19 June 2024

3/24 Wakefield Street, Kent Town, SA 5067

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 55 m2**

**Type: Unit**



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## Contact Agent

Ideally positioned at the city end of one of Kent Town's premier tree lined streets, with rare dual access from Little Wakefield Street into parking for 2 cars, one is a visitors park. This light-filled north facing, 2-bedroom renovated ground floor unit is beautifully presented and a must see. Wonder through tranquil landscaped gardens complete with an alfresco common entertaining area and enjoying the serene surroundings! Set at the rear of the group of six, and whole group of 10. This is perfect for professionals, students, retirees and downsizers. For an investor an amazing return \$550 - \$580pw. The portico and private courtyard welcome's you before you flow into the spacious light filled open plan kitchen, dining and lounge area, the kitchen has great bench space, excellent storage with own pantry area, gas stove and exhaust fan. Comfort is ensured with a split system to the kitchen/lounge/ dining area positioned to service both bedrooms, bright large bathroom/laundry with own large walk-in linen pantry and private separate toilet area. Start your day with a coffee or even yoga on the full-length outdoor terrace or perhaps slow down and take some time out to Victoria Park. - ideal for summer entertaining. Consider adding festoon lighting for balmy twilight dinners before walking to the Garden of Unearthly Delights. What We Love: \*Timber like flooring throughout \* Walking distance to CBD and Parklands \* Walking distance to Norwood parade \* Large Main bedroom with BIR & second bedroom with BIR \* Vacant Possession \* Two parks and one being visitor car park access from Little Wakefield Street. Close proximity to local shops, public transport, restaurants, cafes, conservation parks, ideally located on the city fringes of the desirable East End while offering a warm community feel. Walk through the leafy plane trees of the eastern parklands before stopping in for brunch at one of your many local cafes. Eliminate stressful commutes by walking to work or uni. Make the most of Adelaide's endless festival season on your doorstep - there will always be something to do! Fringe & Adelaide 500. The lifestyle of your dreams is here today, but it will be gone tomorrow - don't miss out. Primary Schools: \* Norwood Primary \* Gilles Street Primary \* Rose Park Primary \* Marryatville Primary High Schools: \* Norwood International High School \* Marryatville High School \* Adelaide Botanic High School \* Glenunga International High School Universities/Colleges: \* Adelaide University \* University of South Australia \* Flinders City Campus \* Numerous colleges located in CBD \*\* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice