

**3/49 Welland Ave, Welland, SA 5007**



**Unit For Sale**

Sunday, 23 June 2024

3/49 Welland Ave, Welland, SA 5007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Unit**



Marco Fellegvari  
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## Contact Agent

Marco Fellegvari and Buri Son, in collaboration with Exp Realty, are thrilled to present this stylish 2-bedroom unit located just 6kms from Adelaide City. Nestled on a picturesque, tree-lined street, this unit offers a blend of contemporary living and charming character. Step inside to find a stunning transformation from its original 1971 decor. The sleek kitchen, featuring an electric cooktop, dual sinks, and a wall oven, is a true highlight. The spacious living area and cozy kitchen are perfect for investors, first-time buyers, or those looking to downsize. Both double-sized bedrooms boast plush carpets and ceiling fans, with the main bedroom offering full-length sliding robes. The generously sized bathroom ensures comfort and convenience. The low-maintenance, paved front and rear courtyard is perfect for entertaining or a lock-and-leave lifestyle, with front gate access for added convenience. Prime location benefits include easy access to Grange Road buses, local schools, the Entertainment Center with its free city tram and Park'n'Ride options, Linear Park, and a variety of shopping and dining choices in Welland & Croydon, Welland Plaza, and the Brickworks.

**Key Features:-** 2 bedroom unit-Secure garden cour yards -Split system R/C air conditioning-Ceiling fans in the living area & bedrooms-Private, paved rear courtyard with front gate access-Proximity to Linear Park, the city, the beach & Croydon's café scene-Surrounded by sought-after character & lifestyle-Double-glazed windows

**Year Built:** 1971 (approx)**Council Rates:** \$1,417.45 pa (approx)**Strata Rates :** \$281 Per Q**Water Rates (excluding usage):** \$314.80 pa (approx)**ES Levy:** \$120.70 pa (approx)**Estimated Rental:** \$350-\$400 pw**Title:** Strata Title**Internal Living:** 115 sqm (approx)**Total Building:** 65 sqm (approx)**Construction:** Solid Brick**Gas:** Connected**Sewerage:** Mains

For further information or to schedule an inspection, please contact Marco Fellegvari at 0426 640 889. RLA 300 185

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