

**3/65 Dudley Avenue, Daw Park, SA 5041**



**Unit For Sale**

Wednesday, 20 March 2024

3/65 Dudley Avenue, Daw Park, SA 5041

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Matt Giblin

0424937376

## **\$400K-\$440K Best Offer By 9/4 USP**

\$400K-\$440K Best Offer By 9th April 12pm Unless Sold Prior Situated on a tree lined street surrounded by character homes, this 2 bedroom unit is ideal for first home buyers wanting to break into the property market and investors seeking a low maintenance investment opportunity. The ultra convenient, inner south location will also please downsizers. Positioned towards the rear of this quiet single story group of 5, the unit has been freshened up with new window treatments, vanity, toilet, light fittings and paint through. It's ready and waiting for you or your tenants to move in. Features 2 Bedrooms with built-in in master Ducted evaporative air conditioning, with remote Gas heater in living room Gas cooking Polished floor boards Timber decking and verandah in rear courtyard Separate bins and clothes line space Separate laundry Covered carport Location- Close to cafes, shops and transport on Winston Ave and Goodwood Rd- Ten minutes from the Adelaide CBD and Marion shopping centre- Five minutes from Castle Plaza and Pasadena Shopping Centre- Close to day care, pre-schools, primary schools and secondary schools. Built / 1970 Council / Mitcham Strata / \$427.50 pq Council Rates / \$324 pq Offer form downloadable at <https://giblinre.com.au/wp-content/uploads/2022/02/OFFER-FORM.pdf> Rental appraisal available upon request. 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.