

4/398 Cross Road, Clarence Park, SA 5034

HARRIS

Unit For Sale

Wednesday, 26 June 2024

4/398 Cross Road, Clarence Park, SA 5034

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Hayley Staltari
0412870541

\$460k-\$500k

Don't be fooled by the address; this neat-as-a-pin unit faces Ripon Road to hush Cross Road in an instant, placing its dual living zones, bedrooms and designated carport within a peaceful stroll of Our Boy Roy, Bracegirdle's and bus stops for a lightning fast commute to the city. Made for the modern dweller who demands space and the easiest lifestyle in the same breath, this double-brick home combines an updated eat-in kitchen with a lounge room that's proud of its solid timber floors, high ceilings and lashings of natural light. With a gas cooktop, plenty of bench and cupboard space, and room for a dining table at its feet, you'll jump at the chance to host quaint mid-week dinners with mates. Work from home? Set the desk up in bedroom 2 or use it as a dressing room companion to a main bedroom with a large bank of built-in robes. If you're the cycling type, keep the treadly safe and sound in the secure rear courtyard with its own storage shed and space for your favourite potted plants. Just a pause from Cumberland Park shopping precinct, Goodwood Road's cinema and lively bars, King William Road's progressive restaurants and the CBD beyond, this is proof that big lifestyles can come in compact packages. Perfect. More to love:??Faces Ripon Road to make it the pick of the bunch in a small group ??Neatly kept and move-in-ready ??Modern bathroom and kitchen ??Designated undercover car park ??Ultra low in maintenance ??Efficient split r/c??Separate laundry ??External window shutters ??A stroll from public transport ??10 minutes from the CBD and 15 from the metro coast??And much more. Specifications:CT / 5043/319Council / UnleyZoning / HDNBuilt / 1970Council Rates / \$980paStrata Rates / \$495pqStrata Manager / WhittlesEmergency Services Levy / \$100.65paSA Water / \$153.70pqEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Black Forest P.S, Edwardstown P.S, Goodwood P.S, Forbes P.S, Adelaide H.S, Adelaide Botanci H.S, Mitcham Girls H.S, Springbank Secondary CollegeDisclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409