

**5/364 Sturt Road, Tonsley, SA 5042**



**Unit For Sale**

Tuesday, 25 June 2024

5/364 Sturt Road, Tonsley, SA 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Adam Keane  
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## Auction (USP)

Welcome to a charming and meticulously maintained unit offering a perfect blend of comfort and convenience. This delightful property features two spacious bedrooms, a modern kitchen, and an inviting living area, making it an ideal choice for first-time buyers, downsizers, or investors. As you step inside, you'll be greeted by the warm and welcoming living area, which boasts ample natural light and a cosy ambiance. The neutral color palette and timber flooring create a sense of space and elegance, making it the perfect spot to relax and unwind. The kitchen is well-appointed with modern appliances, ample cabinetry, and a practical layout that will delight any home chef. Adjacent to the kitchen is the dining area, which opens up to the undercover entertainment space - an ideal spot for hosting gatherings with family and friends. Both bedrooms are generously sized and feature built-in robes and ceiling fans, ensuring comfort and convenience. Both bedrooms also include a split system air conditioner, providing year-round comfort. The well-maintained bathroom offers a separate shower and bathtub, catering to all your needs. One of the standout features of this property is the expansive undercover entertainment area and pergola, perfect for outdoor dining and relaxation. The low-maintenance courtyard is beautifully landscaped, offering a serene and private outdoor space. Additional features include a secure garage with roller doors at both ends, providing ample parking and storage space. There is also a garden shed for extra storage. The property is equipped with multiple split system air conditioners, ensuring comfort throughout the year. Located in the thriving Tonsley precinct, this property offers unparalleled convenience being just moments from Flinders University, Flinders Medical Centre, and Westfield Marion. Enjoy direct CBD access via Flinders Railway Station and weekends at Brighton Beach with its dining options. Nearby, you'll find quality schools like Westminster School and Sacred Heart College. This location perfectly blends suburban tranquility with urban accessibility.

**What we Love:**

- Charming and meticulously maintained unit
- Two spacious bedrooms with built-in robes and ceiling fans
- Both bedrooms include split system air conditioners
- Modern kitchen with ample cabinetry and modern appliances
- Inviting living area with ample natural light and timber flooring
- Adjacent dining area opening to undercover entertainment space
- Well-maintained bathroom with separate shower and bathtub
- Expansive undercover entertainment area and pergola
- Beautifully landscaped, low-maintenance courtyard
- Secure garage with roller doors at both ends
- Garden shed for extra storage
- Multiple split system air conditioners throughout
- Prime location near Flinders University and Flinders Medical Centre
- Close to Westfield Marion and Flinders Railway Station
- Easy access to Brighton Beach dining options
- Nearby quality schools such as Westminster School and Sacred Heart College

**Auction:** Saturday, 13th July 2024 at 2.30pm. Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.