

**8/138 Avenue Road, Clarence Gardens, SA 5039**

**Professionals**

**Unit For Sale**

Wednesday, 3 July 2024

8/138 Avenue Road, Clarence Gardens, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Caleb Robins  
0419815895



Vincent Wang  
0882695333

## **Auction guide \$460k**

Auction Saturday 20th July @ 11:30am (Unless Sold Prior) This tastefully refurbished 2-bedroom unit, situated in a neat and well-maintained group, offers modern comfort and convenience. Both bedrooms have practical built-in robes, the separate lounge has large corner windows, allowing light to flood in. The upgraded high gloss kitchen will impress and has lots of storage and an upright gas cooker. Stay all seasons comfortable with the modern reverse cycle split system air conditioner. An allocated separate rear yard also has your private clothesline, easily accessible from the laundry to the rear. The property has a single undercover parking allocation to the rear of the group. They don't build them like this anymore, solid brick construction and a tiled roof helps with energy efficiency and old school quality. Set in this prestigious suburb with nearby access to a vast range of public and private schooling. Everything you need is just down the road at Castle Plaza and, at the doorstep of the current T2T South Road (North/South connector) upgrade, once completed you will have fast, hassle-free access across greater Adelaide. Ideal for first-time buyers, downsizers, or investors. Enjoy stylish living with all the essentials in a great location! RLA: 188874