

8/79 Greenhill Road, Wayville, SA 5034



Unit For Sale

Wednesday, 10 July 2024

8/79 Greenhill Road, Wayville, SA 5034

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Daniel Seach
0870819201



Peter Li
0415413250

\$449k-\$490k | Offers Close 30/07 4:00PM (USP)

Imagine stepping out of your front door and having the South Parklands and the tramline just metres away. Whether it's a leisurely stroll through the greenery or a quick tram ride to the CBD, this location has you covered. The moment you walk in, you will be impressed by the high-quality renovations, the functional layout and the amazing natural light. Two nicely sized bedrooms await, with the master bedroom, with built-in robes, and plantation shutters. The kitchen has been fully renovated featuring a modern colour scheme, 40mm Corian Solid Surface benchtops, backlit and soft-close cabinetry, and a custom island. The bathroom has been exceptionally renovated, with a decorative tiled wall, a larger corner shower, which has been fully retiled and waterproofed. Say hello to convenience and aesthetics! No need for long strides, you're just a short walk away from the Sunday Farmers Market at Wayville Showgrounds, the trendy boutiques and restaurants on King William Road & Goodwood Road, and only a short walk into the cbd.- Exceptionally well-renovated home unit, with plenty of natural light- Open-plan living space, with plantation shutters & tinted windows- Balcony adjacent to the lounge space; ideal for enjoying the greenery- Renovated kitchen with 40mm Corian Solid Surface benchtops & custom island bench- Master bedroom with plantation shutters and built-in robes- Second bedroom with magnetite double glazing and high-quality carpets- Fully retiled & re-waterproofed bathroom with decorative feature tile wall- European laundry, hallway storage and ducted reverse cycle air-con throughout- Highly active strata, with new gutters, downpipes & eaves completed 1 year ago- Undercover car parking for 1 car at the rear of the group with allocated space- A short walk to the tram, bus, Southern Parklands & Wayville Showgrounds- A short walk to local cafes; including Flow Espresso & "Just Down The Road"- Zoned to Adelaide High School, Botanic High School & Goodwood Primary

Other Information: Title: Strata Title Council: City of Unley Zoning: Urban Corridor (Boulevard) Build: c1966 Internal: 65sqm Council rates: \$1,020.90 per annum SA Water: \$165.55 per quarter Emergency Services Levy: \$105.00 per annum Strata Manager: Strata Data Strata Rates: \$803.51 per quarter Rental Assessment: \$470 per week All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.