

9/294 Goodwood Road, Clarence Park, SA 5034



Unit For Sale

Thursday, 4 July 2024

9/294 Goodwood Road, Clarence Park, SA 5034

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Unit



Baz Rampal
0406994321

\$390k - \$420k

Welcome to Unit 9, 294 Goodwood Road, Clarence Park SA – a spacious and well-presented 2-bedroom ground floor unit, privately situated at the rear of the group. This beautifully renovated unit offers comfort and style, making it an ideal first home, downsizer or great addition to your investment portfolio. Features include:

- # 2 Large Bedrooms: Both bedrooms are generously sized and come with built-in robes, providing ample storage space.
- # Open Plan Living: The open plan living area flows seamlessly into the adjacent designer kitchen, creating a modern and inviting space.
- # Designer Kitchen: The kitchen is equipped with quality stainless steel appliances, including gas hotplates, an electric oven, and a dishwasher, ensuring a delightful cooking experience.
- # Dining Area: A dedicated dining area is perfect for enjoying meals with family and friends.
- # Modern Bathroom: The bathroom features a bath, shower, and w/c, offering both functionality and style.
- # Separate Laundry: A separate laundry adds convenience to your daily routine.
- # Reverse Cycle Split System Air-Conditioning: Stay comfortable year-round with the efficient reverse cycle air-conditioning system.
- # Carport: One undercover car spot ensures your vehicle is protected from the elements.
- # Private Entry: Enjoy the added privacy of an entry from Francis Street.

Conveniently located in the popular suburb of Clarence Park, this unit is within easy walking distance to local shopping facilities and public transport. Enjoy the vibrant Goodwood Road shopping precinct, featuring a variety of cafes, everyday shopping needs, fruit and veg shops, bakeries, butcher, supermarket, Australia Post, and specialty stores. The Sunday Farmers' Market at the Wayville Showgrounds is just a short walk away. With bus, train, and tram services at your doorstep, commuting to the city and surrounding suburbs is a breeze. Don't miss out on this rare opportunity to secure a high-quality unit in a sought-after location and call Baz today!

Specifications: CT / 5021/446 Council / Unley Zoning / Suburban Neighbourhood Built / 1965 Council Rates / \$1020pa Strata Rates / \$480pq Strata Manager / Whittles Estimated rental assessment / \$430 - \$460 per week

Please note that all floorplans, photos, and text are for illustrative purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified.

Magain Real Estate Woodcroft | RLA | 222182