



CUMBERLAND PARK 3/70 Caulfield Avenue

\$360,000 - \$385,000 - SOLD

MORE LIKE A SMALL HOME THAN A UNIT!

2 Bed | 1 Bath | 1 Car

Property Web ID: 14035148586

This spacious property is set in the rear corner of a small, well maintained, single level group.

If you are looking for a property with extra large rooms as well as great size gardens, then this could be the one!

With so much potential and comprising of;

- * A welcoming entrance hallway
- * Spacious living room with feature fireplace and large picture windows
- * Neat kitchen with a large dining area – plenty of space to accommodate a large dining table
- * Two bedrooms, the main is a great size and has built ins and ceiling fan
- * Neat bathroom and a separate laundry
- * Fabulous gardens – private and secure including a paved undercover entertaining area, pretty lawn and garden beds as well as room for a veggie patch
- * Lock up garage with room for additional storage/ work bench
- * All windows have a lovely garden outlook
- * Lots of extras including - Ducted air con, electric heater, ceiling fan, great storage and rainwater tank
- * Over 98sq of living space
- * Two private garden areas
- * Mostly owner occupied
- * Current owner has lived there over 30 'happy years'

Brilliant location – pretty tree lined street, just a short walk to excellent cafes, coffee shops and restaurants. Close to local schools, Kindy and parks. With public transport on Winston Ave, Goodwood Road and Edward Street, means you can be in the city in minutes.

Easy access to Flinders University, Adelaide University and halfway to both Glenelg and the Hills, this really is a very convenient area to live.



An excellent opportunity to refurbish and add value. Perfect for those looking to downsize, invest or a first home.

Council: City of Mitcham

Council Rates: \$1,073.85 per annum

SA Water: \$161.60 per quarter

ESL: \$86.90 per annum

Strata Rates: \$509.58- (including \$200.00 sinking fund) per quarter

Year Built: 1972

Zoning: Residential (CP) PA8



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