



ST MARYS 3/26 Adelaide Terrace

\$335,000 - \$350,000 - SOLD

LOOKING FOR A FABULOUS UNIT WITH GENEROUS OUTDOOR AREAS AND A 2ND CARPARK?

2 Bed | 1 Bath | 2 Car

Property Web ID: 14035148822

This very unique unit ticks so many boxes.

Set in a quiet tree lined street, at the rear of a small group of 3, this delightful unit has no shared living walls, a lock up garage and a 2nd carpark (or a third outdoor area). The strata is self-managed ~ so no expensive fees other than your portion of the shared property insurance.

Solid brick, fresh and light and so well presented. Freshly painted, with polished floors throughout and comprising of.....

- * Spacious living area with warm polished floors and split system air conditioning
- * Updated kitchen and dining area, with Caesarstone benchtops, and as new appliances including a dishwasher
- * Large main bedroom with built in robes and a split system air conditioner
- * Great size second bedroom
- * Neat bathroom with a separate bath and shower
- * Separate toilet
- * Good size laundry with direct access to the rear yard
- * Fantastic private paved courtyard garden areas, with space on both sides of the unit and across the rear ~ the large pergola area is perfect for entertaining and there is so much room for garden beds and a veggie patch!
- * Garage with roller door
- * Valuable second car park
- * Garden shed

Such a convenient location, walk to public transport options including bus on Cashel Street, Daws Road or Goodwood Road, allowing for easy access to the city and Flinders Uni and Hospital.

So close to Pasadena Green shops with world famous Foodland supermarket. Convenient to cafes, schools, local parks and many popular amenities.



An ideal property for 1st home buyers, downsizers, investors or those looking for a low maintenance lifestyle.

** The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with, have returned from any interstate or overseas destination within the last 14 days or you are displaying any flu like symptoms please do not attend property viewings. **

Council: City of Mitcham

Council Rates: \$1,107.60 per annum

SA Water: \$156.20 per quarter

ESL: \$101.80 per annum

Strata Rates: Self-managed ~ shared insurance only (currently \$458.33pa each)

Land Size: 186sqm (approx)

Year Built: 1976

Zoning: Residential (CP)PA10.



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