



PASADENA 3/22 Branson Boulevard

\$285,000 - \$300,000 - SOLD

LOCATION ~ LIFESTYLE ~ OPPORTUNITY

2 Bed | 1 Bath | 1 Car

Property Web ID: 14035208570

This solid brick 2 bedroom gem in sought after Pasadena ticks all the boxes. Set in a small group, in a quiet street, opposite a park, it provides a private secure rear courtyard and a designated carport space.

This spacious unit welcomes you with high ceilings and abundant natural light, and for added peace of mind there are security roller shutters ~ with the additional benefit of reducing power bills ~ to main windows and rear door.

Comprising:

- * Upgraded quality Farquhar kitchen with gas cooktop, water filter, and lots of cupboard space ~ perfect for the chef in you
- * Living room with beautiful timber floors and skylight
- * Built ins and ceiling fans to both bedrooms
- * Large bathroom/laundry
- * Instant gas HWS
- * Updated split system air conditioner
- * Private garden with rainwater tank and garden shed
- * Lawned common area

Perfect for those looking to downsize, invest, or first home buyers. This unit is vacant and ready for you to enjoy!

Close to Pasadena Green shopping centre with its world class Foodland, cafes, Dan Murphy's, and Target. Handy to schools, kindergartens, play grounds, and plenty of parks. Public transport, Flinders Uni and Medical Centre, and the Tonsley precinct all nearby.

Council: City of Mitcham
Council Rates: \$1,065.00 per annum
SA Water: \$154.25 per quarter
ESL: \$93.20 per annum



Strata Rates: \$550- per quarter
Year Built: 1972
Zoning: Residential (CP)PA8



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