



2/1A Giles Street, East Side

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DELIGHTFUL DUPLEX, VERSATILE DESIGN

This single storey duplex, built in 2000 and still in good condition, offers a low maintenance home or investment in an ever popular leafy street in Old Eastside, so close to everything, including quality schools.

Complete with three bedrooms plus study (or fourth bedroom), two separate living areas at each end of duplex, two bathrooms, central kitchen, alfresco courtyard, garden shed, single carport with an easy care fenced garden suitable for small children and pets; it is compact yet spacious with a very pleasant ambience.

Features include: gas cook top in kitchen, generous storage, reticulated garden and a wonderful floor plan that is versatile and splits the duplex into two wings creating great separation of living. The rear wing is ideal as a granny or teenagers flat.

The design, location and lifestyle on offer is perfect for investors, first home buyers, young families, downsizer/baby boomers, retirees...so much appeal for a variety of potential buyers.

Located close to: Telegraph Station Reserve, opposite Todd River, within walking distance to Ross Park Primary and St Philips, and close to the CBD, this is an ever-popular area and an eclectic blend of older style and newer properties. It is a peaceful, safe, shady street with lots of trees; well established it is one of the most sought-after pockets of Alice.

It will be a savvy investment or a fantastic low maintenance home in a coveted location – I'm expecting your call!

400 sqm

\$499,000

ID# 11010103680



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Indicative Only - May not be to scale