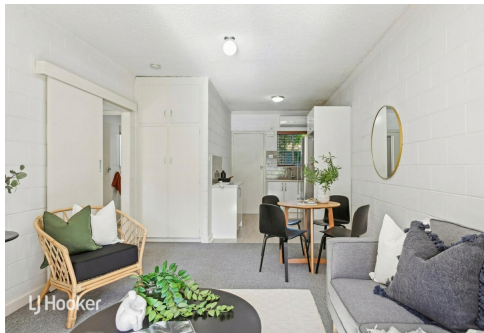




Black Forest, 3/2 Emerson Road

A Hidden Surprise For Today and Tomorrow!

Discover your ideal home or investment opportunity with this beautifully updated 2-bedroom unit in the sought-after inner southern suburb of Black Forest.

Perfectly positioned next to the Seaford train line and just 2.5km from the City/Glenelg tram line, this ground-floor unit offers unbeatable convenience for commuters. Privately tucked away in a no-through road, enjoy easy access to South Road while relishing the tranquility of a beautiful garden setting right from your lounge room windows.

Built in 1971, this charming ground floor solid brick unit features a modernised 2017 kitchen with fridge included and a sparkling 2021 bathroom complete with your own laundry facilities (washing machine included). The spacious lounge room and two generously sized bedrooms (main with BIR) make it a comfortable retreat.

Zoned for Black Forest Primary School, Adelaide High School, and Adelaide Botanic High



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

EOI: (\$350,000) Closes 05/09/24 at 12pm

View

ljhooker.com.au/60VRFDJ

Contact

Hailey Colledge

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School, this property ensures access to quality education for small families. Plus, with excellent shopping facilities nearby, all your daily needs are within easy reach.

Key highlights include:

- Split system air conditioning in the kitchen/lounge area for year round comfort
- Subway tile splashback and Oliveri water filter in kitchen
- Garden shed in the rear garden
- Shared clothes line
- Dedicated car park

With the fridge and washing machine included, this apartment is move-in ready. Don't miss out on this exceptional opportunity - whether you're looking to downsize, invest, or find your dream home.

Expressions of Interest: Closing Tuesday 5th September at 12 noon.

CT: Volume 5035 Folio 104

Council: City of Unley

Council Rates: \$1,012.45 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

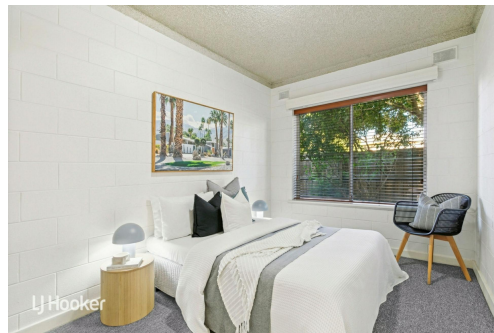
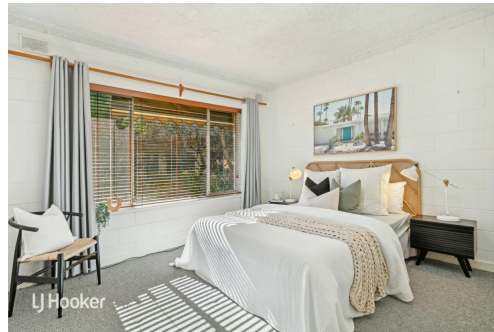
Strata Levy: \$350.00 per quarter (approx)

Year Built: 1971 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//meKGmIEvddug>

(Please copy and paste the link into your browser)



More About this Property

Property ID	60VRFDJ
Property Type	Unit
House Size	66 m ²

Hailey Colledge 0451 224 966

Sales Associate | hcolledge@ljhkensingtonunley.com.au

Janine Bergin 0417 893 453

Sales Consultant | jbergin@ljhkensingtonunley.com.au

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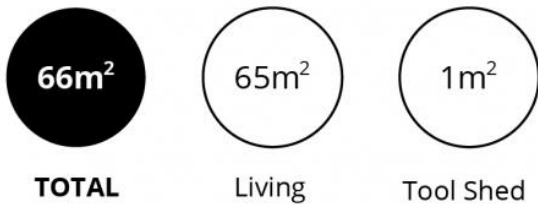
295 Kensington Road, KENSINGTON PARK SA 5068

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**