

## Cheltenham, 2/23 Seventh Avenue

WELL PRESENTED & FREESTANDING UNIT IN QUIET GROUP



**For Sale**  
\$628,000

**View**  
[ljhooker.com.au/XBQHDM](http://ljhooker.com.au/XBQHDM)

**Contact**  
**John White**  
0419 848 305  
[johnw@ljmw.com.au](mailto:johnw@ljmw.com.au)

Best Offers By Thursday 13th February @ 2pm (USP)

If you're a 1st home buyer, investor, or if you're looking for an affordable easy-care home, then this well-presented unit, circa 1991 may be just what you're looking for.

In a quiet street in a highly sought-after location, close to the shops and cafes of the St Clair Shopping Centre, this freestanding unit is neat, clean and reflects pride of ownership. There is a well-maintained rose garden at the front of the home.

There are 2 bedrooms, the main is a good size with built in robes. The light and airy lounge room is spacious and adjacent to the kitchen and meals area. The lounge features a gas heater for warmth in winter and there is ducted evaporative air conditioning in the warm summer months.



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**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.

The backyard is private and ideal for outdoor living or entertaining and off-street parking is available with the garage and visitor car parking.

This home is in a fabulous location. It is within walking distance of the Cheltenham train station and also within walking distance of the bus stop.

The St Clair shopping centre is close, where you can shop at Coles, Bakers Delight, Two Fat Chooks, Common Grounds for great coffee, a chemist and many more shops and services.

Not only that but the walking and cycling trail is nearby, just behind the St Clair Shopping Centre, as is the Wetlands.

Centrally located between the sea and the city, this home is in a quiet street and would be perfect for busy people or would be a great 1st home.

#### Key Features

- Two bedrooms, master includes built-in wardrobes and ceiling fan
- Spacious and bright lounge room with ceiling fan
- Kitchen with gas cooktop and walk-in pantry
- Meals area adjacent to the kitchen, with courtyard access
- Central bathroom with bathtub and separate WC
- Laundry room with access to back yard and garage, fitted with storage
- Private paved courtyard with garden beds, idea for entertaining
- Secure garage parking for 1 vehicle plus visitor parking

#### Specifications

Title: Strata Title

Year built: c1991

Council: City of Charles Sturt

Council rates: TBC

ESL: 88.80pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

Strata rates: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**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.

## More About this Property

<b>Property ID</b>	XBQHDM
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Built-in-Robes Carpeted Close to Shops Close to Transport Heating

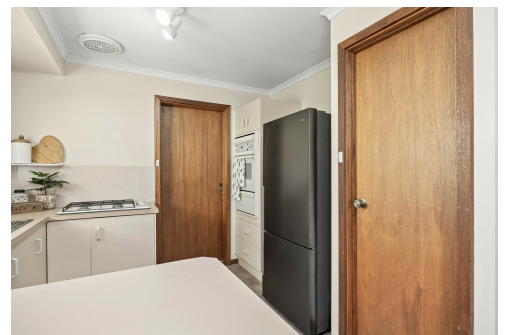
**John White 0419 848 305**

Sales Executive | [johnw@ljmw.com.au](mailto:johnw@ljmw.com.au)

**LJ Hooker Mile End | Woodville (08) 8352 7111**

206A Henley Beach Road, TORRENSVILLE SA 5031

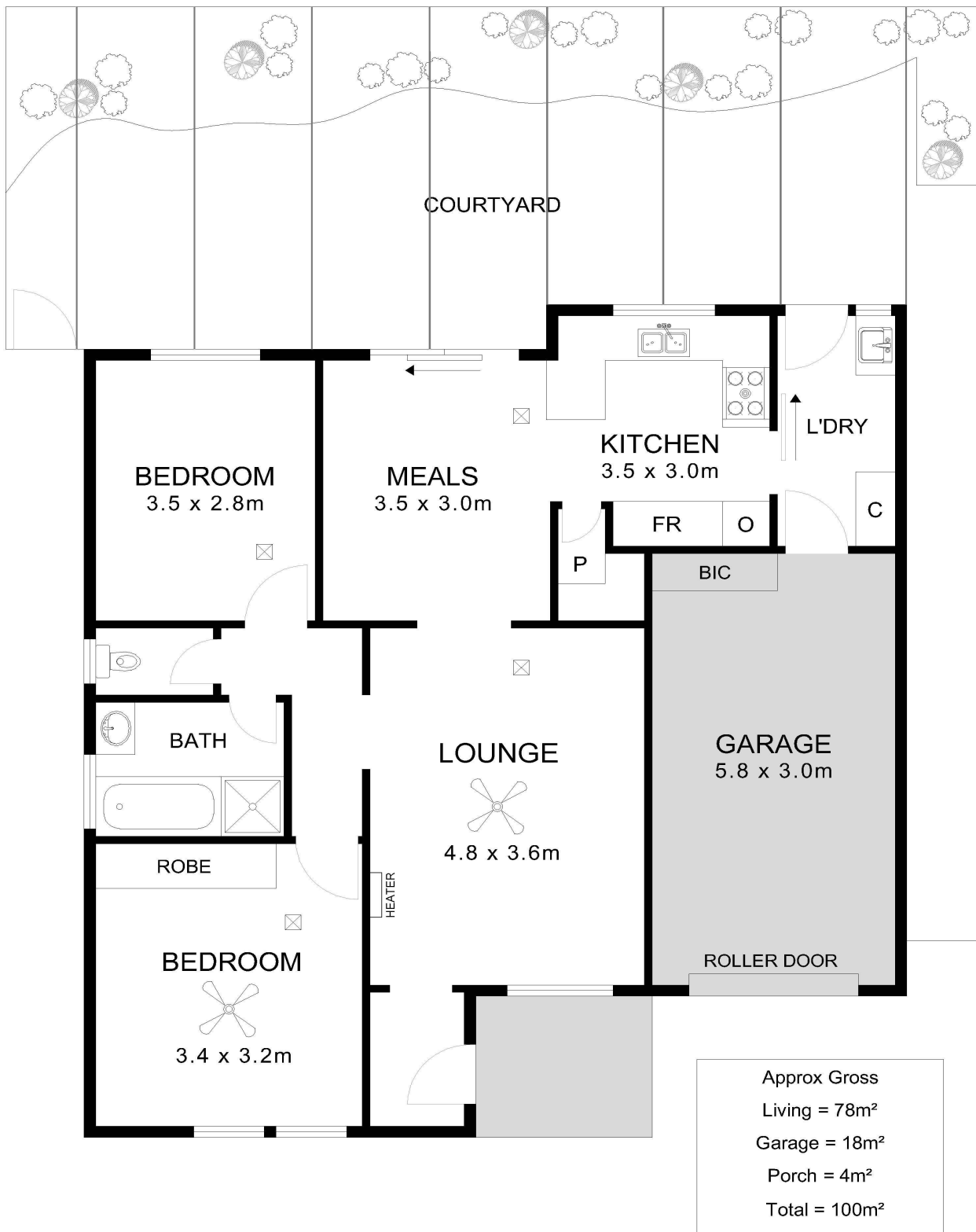
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



**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.

**LJ Hooker Mile End | Woodville  
(08) 8352 7111**



## 2/23 Seventh Avenue Cheltenham

For illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography