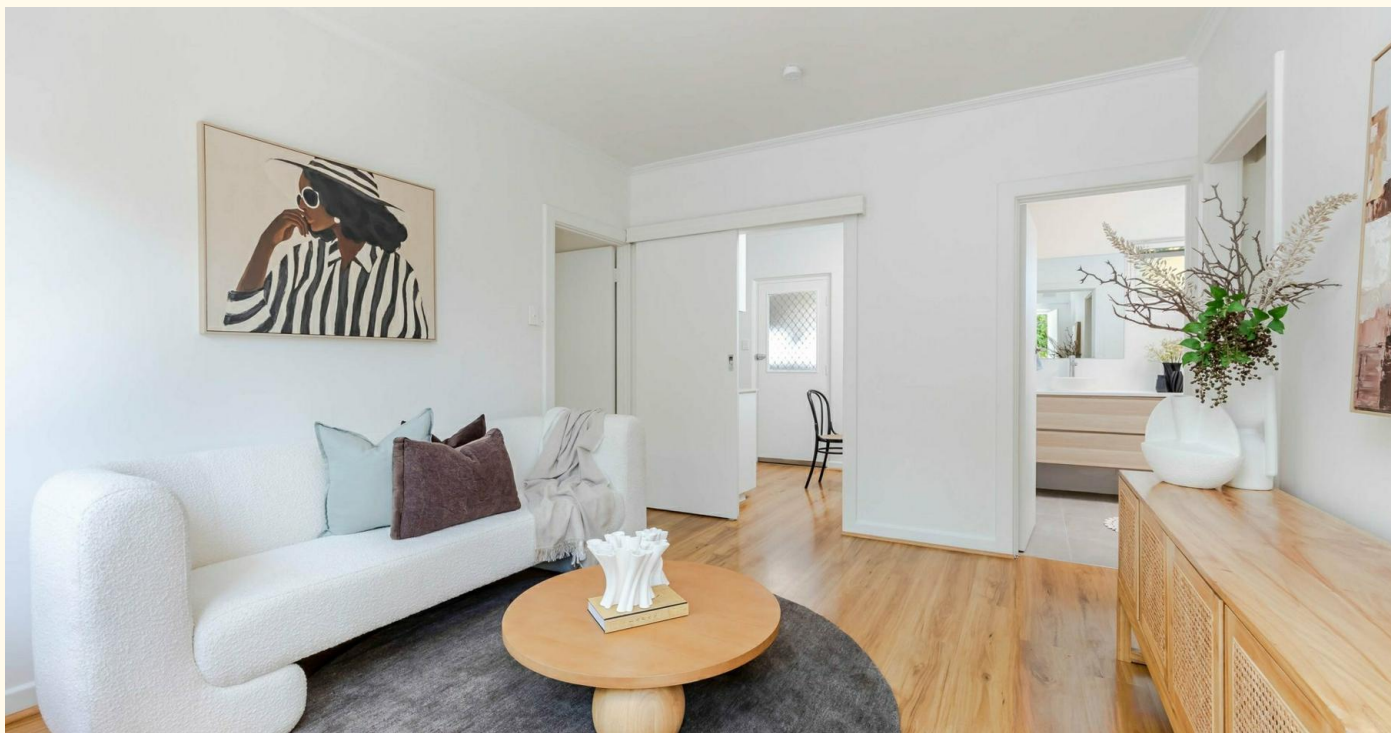


6/302A Goodwood Road, Clarence Park

Contemporary, Low Maintenance Living in Clarence Park

Positioned in the sought-after suburb of Clarence Park, the property presents an excellent opportunity to enjoy comfortable, low-maintenance living in a highly convenient location. Offering two bedrooms, an updated bathroom and two private outdoor spaces - large side courtyard and rear pergola, this well-appointed unit combines everyday practicality with an appealing lifestyle close to shopping, cafés and public transport.

Offering a functional and easy-care layout, the residence provides a welcoming environment ideal for first-home buyers, downsizers or investors seeking a property in Adelaide's popular inner-southern suburbs.

Accommodation comprises of two bedrooms, providing comfortable living arrangements with flexibility to utilise the second bedroom as a home office or guest room. The updated bathroom features full-height tiling and contemporary finishes, adding a modern touch to the residence.

The kitchen offers a practical space for everyday cooking, complete with a stainless steel gas cooktop, dishwasher and functional

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AUCTION

Sun 15th Nov @ 12:00PM

VIEW

Sat 31st Oct @ 9:30AM - 10:00AM

AGENTS

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AGENCY

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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.



preparation areas. Designed for convenience, it provides the essential features for comfortable day-to-day living.

The living space is complemented by a split-system air conditioner for year-round comfort. The home's manageable proportions and practical layout make it an appealing option for those seeking a relaxed, low-maintenance lifestyle.

Outside, the private side courtyard provides a valuable extension of the living space, offering an inviting setting for a morning coffee, outdoor seating or simply enjoying some fresh air. An undercover carport adds further everyday convenience.

The location is another highlight. Positioned along Goodwood Road, the property enjoys convenient access to local shopping, cafés, restaurants and everyday amenities. The vibrant King William Road precinct is also within easy reach, offering an excellent selection of boutique shopping, dining and lifestyle attractions. Public transport connections nearby provide convenient access to Adelaide's CBD and surrounding suburbs.

Families will also appreciate the proximity to Westbourne Park Primary School and Unley High School, together with nearby parks, recreational facilities and community amenities.

Combining comfortable accommodation, modern updates and a convenient inner-southern location, 6/302A Goodwood Road presents an appealing opportunity for first-home buyers, downsizers and investors alike.

Key Features

- Well-presented two-bedroom unit in sought-after Clarence Park
- Ground floor unit
- Practical, low-maintenance layout
- Main bedroom with built in robe
- Two bedrooms offering comfortable accommodation
- Updated bathroom with floor to ceiling tiling
- Renovated kitchen with stainless steel gas cooktop & dishwasher for everyday convenience
- Comfortable living area with split-system air conditioning
- Two private outdoor spaces - large side courtyard and rear pergola
- Undercover carport
- Ideal for first-home buyers, downsizers or investors
- Convenient access to public transport and local amenities
- Close to the vibrant King William Road shopping and dining precinct
- Easy access to Adelaide's CBD
- Nearby Westbourne Park Primary School and Unley High School

Specifications

Title: Strata

Year built: 1960

Council: City of Unley

Council rates: \$1,085.65 p.a. (approx.)

ESL: \$97.30 p.a. (approx.)

SA Water & Sewer supply: \$191.85 p.q. (approx.)

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

MORE DETAILS

Property ID	YSTHDM
Property Type	Unit
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

Brandon O'Connell 0433 102 455

Sales Executive | brandonoc@ljhookerwestlakes.com.au

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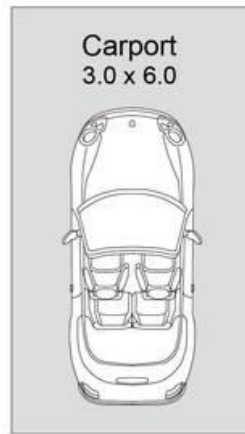
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206A Henley Beach Road, TORRENSVILLE SA 5031

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Area (Estimate only)	
Living	51.4 m ²
Carport	18.0 m ²
Courtyards	35.8 m ²
Total	105.2 m²

For illustrative purposes only.
All measurements are approximate