

## Devon Park, 104/32 Level 1, Exeter Terrace

Step into a vibrant lifestyle on Exeter Terrace!

This beautifully appointed 2 bedroom, 1 bathroom residence is a setting of unwavering style & opportunities — all enhanced by the enviable lifestyle and accessibility that Devon Park has to offer. Designed to be easy and convenient for keen investors or first-home buyers looking for an affordable lifestyle.

Features include:

- \* Bedrooms 1 & 2 feature built-in robes.
- \* Modern kitchen with an island bench & dishwasher.
- \* Study nook area.
- \* European-style laundry.



**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**

\$525,000 - \$535,000

**View**

[ljhooker.com.au/1UHBG54](http://ljhooker.com.au/1UHBG54)

**Contact**

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**(08) 8522 3311**

- \* Bathroom with bath, shower, toilet & vanity.
- \* Open-plan living, which opens out onto a private balcony for entertaining.
- \* Stay comfortable with split system heating & cooling.
- \* Neutral tones throughout.
- \* Secure intercom entry.
- \* Designated undercover car park right at your front door.
- \* Visitors' parking is available within the complex.
- \* Prime location for a 20-minute commute to Grange Beach.
- \* NBN for seamless connectivity.
- \* Dudley Park Railway Station is close by for an easy commute to the city.
- \* Within walking distance to North Adelaide, Adelaide Oval & CBD.
- \* Fantastic investment opportunity; rental appraisal letter available on request.
- \* 104/32 is an owner-occupier.
- \* Built 2018.
- \* Strata \$490.00 per quarter.
- \* Council Rates \$307.23 per quarter.

Explore outdoor activities at Charles Cane Reserve and indulge in morning coffee at renowned Frankly Bagels, close to quality schools, eateries, and excellent transport options for a fantastic lifestyle right on the outskirts of North Adelaide.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | IUHBG54  |
| <b>Property Type</b> | Unit   |
| <b>House Size</b>    | 86 m <sup>2</sup>  |
| <b>Including</b>     | Study<br>Air Conditioning<br>Intercom<br>Balcony<br>Dishwasher<br>Built-in-Robes<br>Secure Parking |

**Darren Hutton 0408 086 249**

Sales Specialist | darrenh@ljhsales.com.au

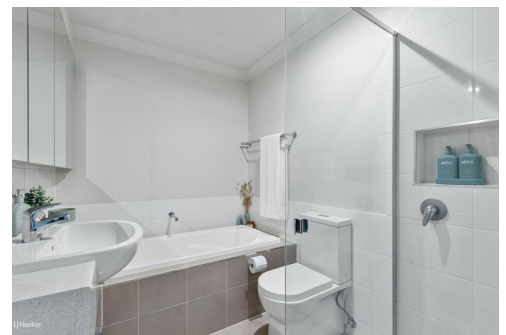
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Position is not accurate

|               |                   |
|---------------|-------------------|
| Living:       | 86.88SQ.M         |
| Balcony:      | 9.52SQ.M          |
| Carport:      | 22.38SQ.M         |
| <b>TOTAL:</b> | <b>118.78SQ.M</b> |

Produced by open2view.com

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.