

2/14 Weller Street, Goodwood

## Secure, Spacious & Steps to King William Road Lifestyle

Auction Location: onsite

Facing Weller Lane and securely positioned in a quiet group of just three, this character-filled two-storey townhouse (c.1976) delivers a lifestyle of effortless ease in one of Adelaide's most tightly held city-fringe pockets. Offering approximately 93sqm of cleverly utilised space, it's a home that surprises with both its proportions and personality.

Beyond the front door, a light-filled open-plan living and dining space unfolds, where nostalgic stucco ceilings bring a hint of retro charm, complemented by rich timber-look flooring and the comfort of split-system air conditioning for year-round ease. The dark timber staircase rising to the upper level adds further character, creating a striking focal point within the living area.

The adjoining kitchen is both generous and practical, appointed with laminate benchtops, a glass splashback, floor to ceiling pantry, Bosch dishwasher and Chef stove/oven with stainless steel rangehood - well-equipped for everything from relaxed weeknight meals to casual entertaining.

2 1 1

### AUCTION

Thu 21st May @ 12:30PM

### VIEW

Sat 16th May @ 10:00AM - 10:30AM

### AGENTS

Janine Bergin  
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### AGENCY

LJ Hooker Kensington | Unley  
(08) 8431 6088

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 lower level is completed by an extremely spacious laundry with separate toilet, while outdoors, a private rear courtyard creates a peaceful, low-maintenance retreat. A fully enclosed garage with power and cement floor at the side of the block enhances both security and everyday convenience.

Upstairs, two well-sized bedrooms provide comfortable accommodation. The main suite features its own split system, walk-in robe, ceiling fan, roller shutter and access to a private balcony - an ideal spot for a quiet morning coffee. The second bedroom includes a built-in robe, while the updated bathroom is neat and functional, offering both bath and shower, along with a separate toilet.

Set within the ever-desirable suburb of Goodwood, this address places you just moments from the CBD, with the vibrant cafe, dining and shopping scene of King William Road within easy walking distance.

Whether you're entering the market, investing wisely, or seeking a low-maintenance base without compromising on location, this is a compelling opportunity in a consistently sought-after setting.

AUCTION: Thursday, 21 May at 12:30pm onsite

(\$675,000)

CT: Volume 5038 Folio 365

Council: City of Unley

Council Rates: \$1,062.10 per annum (approx.)

Water Rates: \$176.30 per quarter (approx.)

Strata Levy: \$576.00 per quarter plus Sinking Levy: \$64.00 per quarter (approx.)

Year Built: 1976 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps//JpiFlAwo4yE4>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 275279

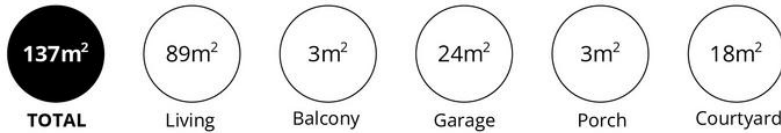
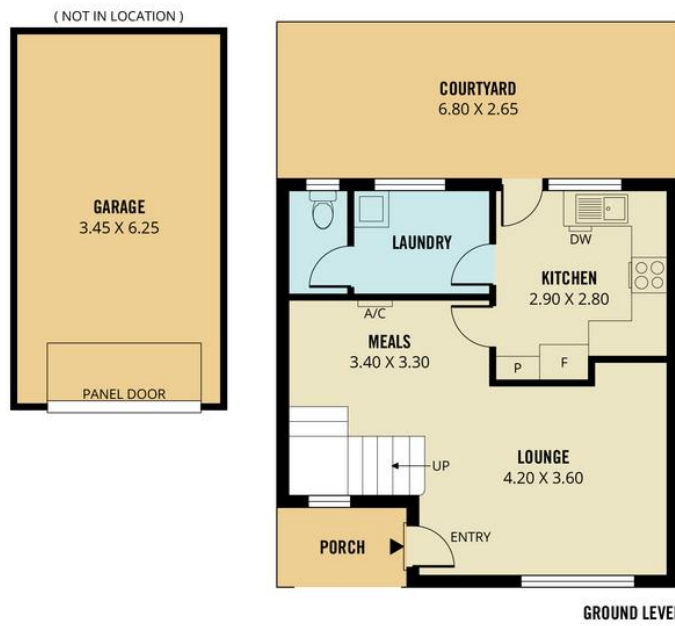
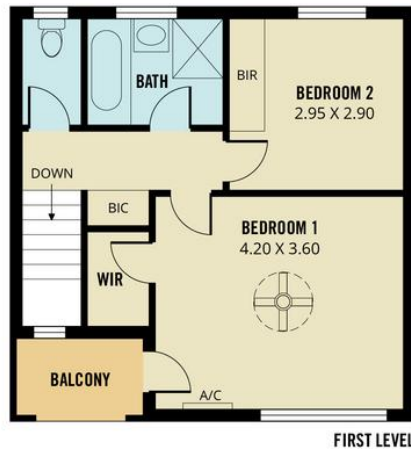
## MORE DETAILS

Property ID 61QMFDJ  
Property Type Townhouse  
House Size 137 m2  
Including Air Conditioning  
Courtyard  
Balcony  
Dishwasher  
Floorboards  
Built-in-Robes  
Secure Parking  
Liveability

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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.

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