

Goodwood, 4/52 Essex Street South

Light and bright unit in an unbeatable location

Convenience and community are just a couple of words to describe the location and feel this unit offers. Located within a small group of only four units, offering a quiet, lock up and leave lifestyle.

Entering the unit is via the spacious lounge, with its large windows and a private balcony. Flooded with natural light, its position allows for a North/South cross breeze. The eat in kitchen offers plenty of bench and cupboard space, and a freestanding stove.

Heading down the hallway you'll find two spacious bedrooms, both with ceiling fans, the master fitted with built-in wardrobes. The central bathroom has a separate bathtub, and a large separate laundry.

The lifestyle this location offers is unbeatable. Across the road you'll find 'The Goody Patch', a community garden accessible by residents. A short walk away is the Goodwood



For Sale
\$499,500

View
ljhooker.com.au/WQGHDM

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LJ Hooker Mile End | Woodville
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Library on Goodwood Road and the Unley Swimming Centre next to the Goodwood railway station.

Weekend activities are covered; the Capri Cinema is close by, or you can indulge in a range of excellent dining choices along Goodwood Road including Japanese, Nepalese and Thai restaurants, and cafes for week and weekend catch ups, including Whisk Patisserie Café, Hey George, Gingers and Eggless Dessert Cafe.

Only a short stroll to The Adelaide Showground for Sunday farmers markets or the annual Royal Adelaide Show, and multiple public transport options with tram, train and bus stops nearby.

Key Features

- Two good sized bedrooms, both with ceiling fans
- Master bedroom fitted with wardrobes
- Central bathroom with separate bathtub
- Eat in kitchen with ample bench and cupboard space
- Sun-soaked lounge with private balcony
- Separate laundry
- Storage cupboard in the lounge
- Split system AC
- One offroad Unit car park by Unit entitlement, and one further allocated off-road car park under Strata Corporation By Laws for each Unit to have a second car park on the common property* (*subject to continued unanimous agreement to this By Law).

Specifications

Title: Strata Titled

Year built: c1977

Council: City of Unley

Council rates: \$983.50pa (approx)

ESL: \$107.45pa (approx)

SA Water & Sewer supply: \$153.70pq (approx)

Strata Fees: \$413.75pq (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



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More About this Property

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

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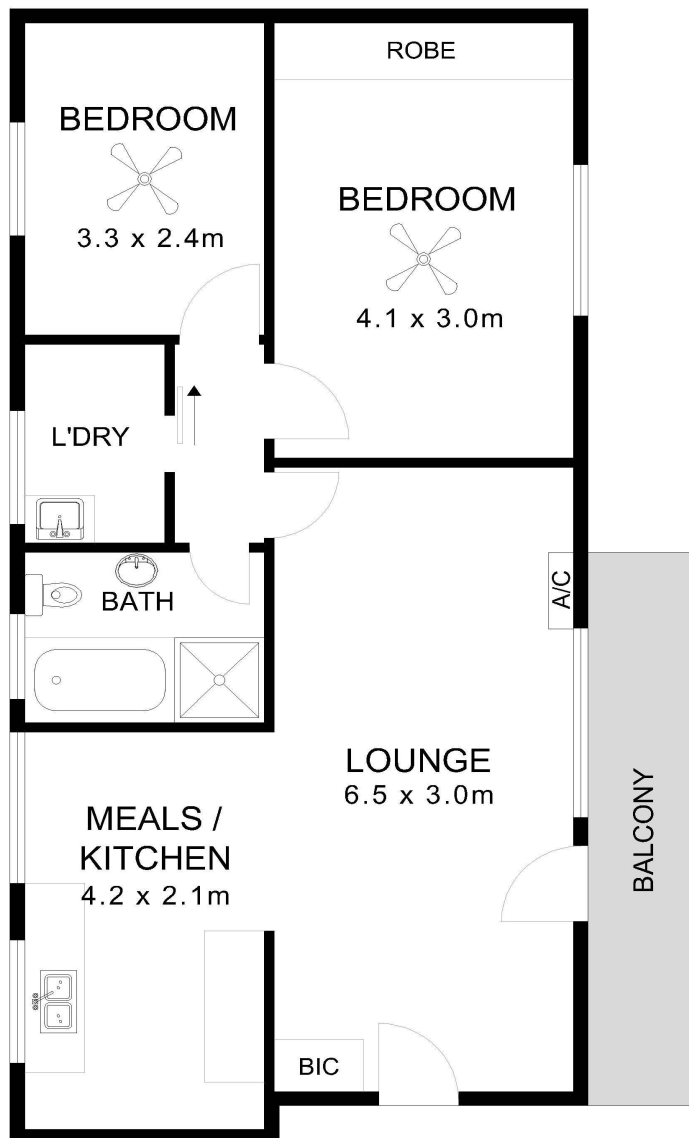
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*NOT IN POSITION

Approx Gross
Living = 63m²
Carport = 12m²
Balcony = 6m²
Total = 81m²



4/52 Essex St South Goodwood

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