

Kingswood, 4/59 Tutt Avenue

Your Gateway to a Blue Chip Address!

Make your property move a smart one, this COMPANY TITLE is the perfect down-sizer or long term investment with potential capital uplift upon title transition. (This property is currently being transitioned into Community Title).

Displaying striking black and white striped awnings across the front, this cream brick unit is desirably situated at the rear of a well-maintained group of seven and features an updated easy living layout, sunny courtyard, carport and lifestyle convenience close to shops, parks, public transport and the city.

The welcoming front porch is fully enclosed providing not only privacy and protection from the elements, but a lovely spot to sit, relax and enjoy the Winter sun streaming through the wall of glazing. Then step through to the living/dining room where the crisp white interiors shine with style and create a serene ambience. The living room features a sculptural ceiling fan and split system air-conditioner, for comfort in any season.



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
\$500,000 - \$550,000

View
ljhooker.com.au/6004FDJ

Contact
Sam Hooper
0407 198 767
shooper@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley
(08) 8431 6088

Completely renovated, the classically appointed kitchen will impress with its white cabinetry, charcoal grey benchtops, stainless steel dishwasher, oven and walk-in pantry. The two bedrooms are both carpeted, with the main also fitted with built-in robes and overhead fan; while the bathroom has been updated with attractive feature tiles, sleek vanity, glass shower and w.c. The laundry leads to the rear courtyard and there is also the convenience of a second separate w.c.

The North-facing, full-width paved courtyard stretches across the rear and is the ideal sunny spot for al fresco dining and entertaining - it even includes a gazebo for that extra bit of pizzazz! The units are separated by a carport for superior peace and privacy. Less than a 10-minute commute to the CBD, the unit is your gateway to a peaceful, blue-chip address. The lifestyle on offer here is another drawcard, with a choice of vibrant shops and cafes in the Mitcham Square Shopping Centre, the cinema, popular local hotels, fine dining, casual eateries and all amenities close by. Plus, it's just a few minutes' walk to the bus stop and within easy reach of parks and quality schooling.

It's the perfect low maintenance downsizer or smart investment.

\$500,000 - \$550,000

CT: Volume 5679 Folio 144

Company Title

Council: City of Mitcham

Council Rates: \$1,304.00 per annum (approx)

Water Rates: \$190.00 per quarter (approx)

Maintenance Fund Contributions (including Sinking Fund): \$693 per quarter (approx)

Year Built: 1960 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//5fgdr8QVQm6B>

(Please copy and paste the link into your browser)

More About this Property

Property ID	6004FDJ
Property Type	Unit
House Size	86 m ²
Land Area	215 m ²

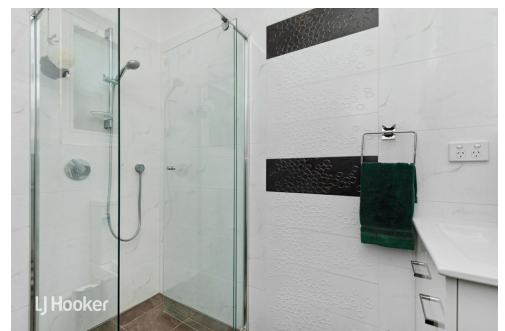
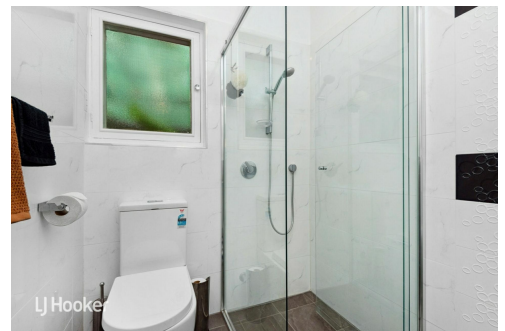
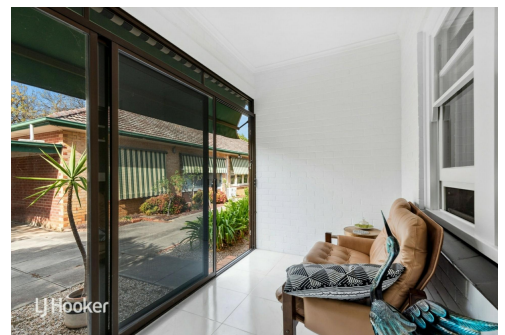
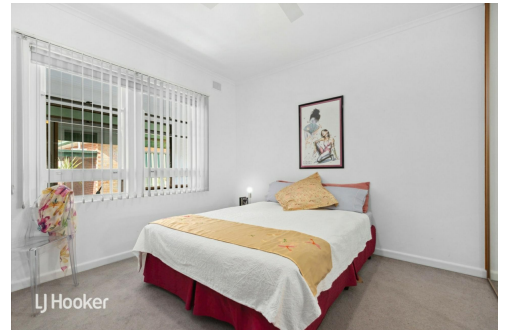
Sam Hooper 0407 198 767

Sales Consultant | shooper@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

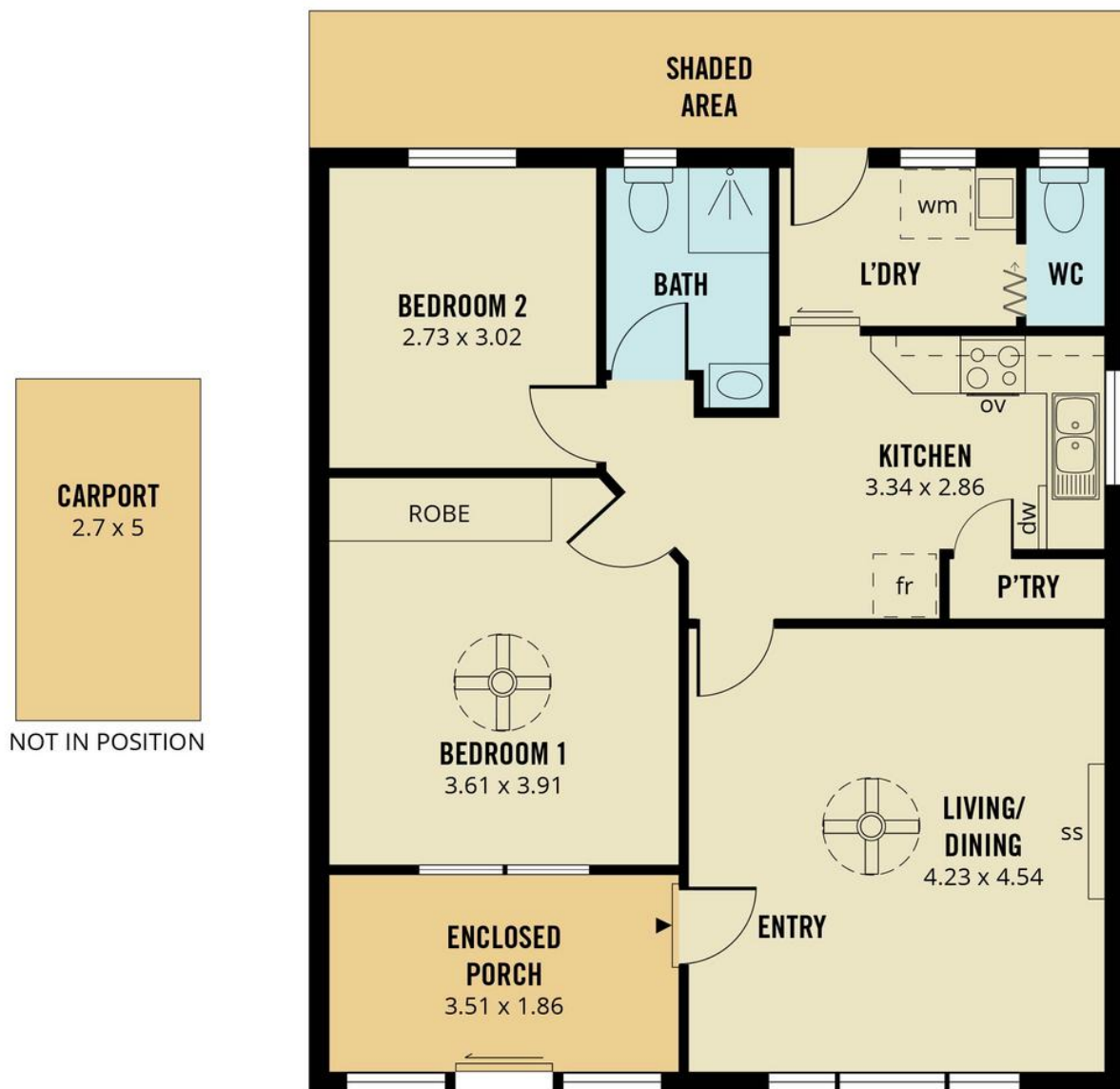
295 Kensington Road, KENSINGTON PARK SA 5068

[ljhooker.com.au](https://www.ljhooker.com.au) | reception@ljhkensingtonunley.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 Kensington | Unley
(08) 8431 6088**



86m²

TOTAL

67m²

Living

7m²

Enclosed
Porch

12m²

Shaded
Area



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.

Produced by The Fotobase Group