



2/70 Winston Avenue, Melrose Park

2 1 0

Charming Unit with Private Reserve Access

FOR SALE

Sold by Nick Ploubidis, LJ Hooker Kensington|Unley

Auction Location: onsite

AGENTS

Nick Ploubidis
0423 840 514
nploubidis@ljhkensingtonunley.com.au

"Under Instructions from The Public Trustee"

Sunny Thakkar
0420 635 055
sthakkar@ljhkensingtonunley.com.au

Peacefully located in a small, tightly held group of three, this easy living unit is an excellent opportunity for first home buyers, downsizers, or investors. Scope to add value and run an update throughout this well maintained home. Plenty of natural light filling every room, the bedrooms are spacious with built ins to the master. The kitchen has ample storage and gas cooking. The bathroom has also had an update in recent times.

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

The big draw card of this property is its direct access to Alexander Ross Reserve through a private gate to the rear of the group. Perfect for Sunday BBQ's and the summer months ahead.

Castle Plaza Shopping Centre and a great selection of cafes, restaurants and take away outlets are all within striking distance. Public Transport is only minutes away on foot.

Quite simply, ticking all the right boxes right here!

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

AUCTION: Thursday 18 December at 12:30pm, onsite

(\$550,000)

CT: Volume 6274 Folio 348

Council: City of Mitcham

Council Rates: \$1,478.50 per annum (approx.)

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

Strata Levy: \$520.00 per quarter plus Sinking Levy: \$100.00 per quarter (approx.)

Year Built: 1970 (approx.)

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

<https://prop.ps//JPzMBs84On6D>

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.

MORE DETAILS

Property ID	61JSFDJ
Property Type	Unit
House Size	116 m2

Nick Ploubidis 0423 840 514

Principal | Auctioneer | nploubidis@ljhkensingtonunley.com.au

Sunny Thakkar 0420 635 055

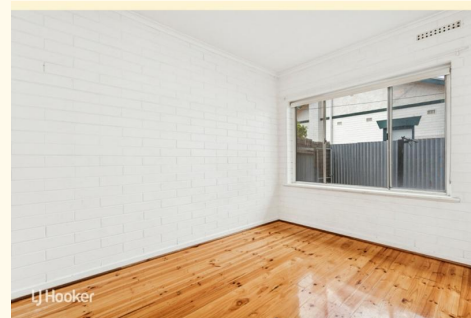
Sales Associate | sthakkar@ljhkensingtonunley.com.au

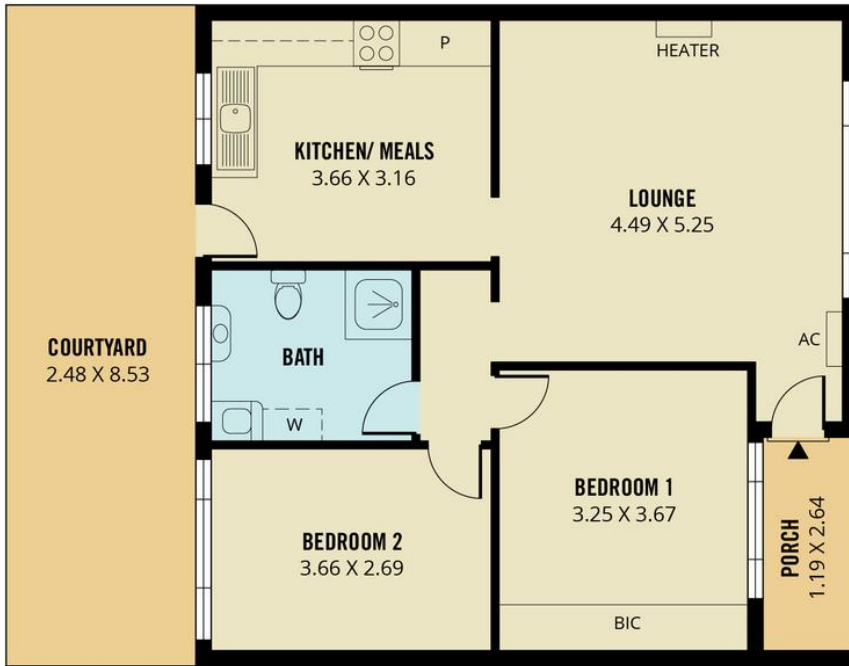
LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

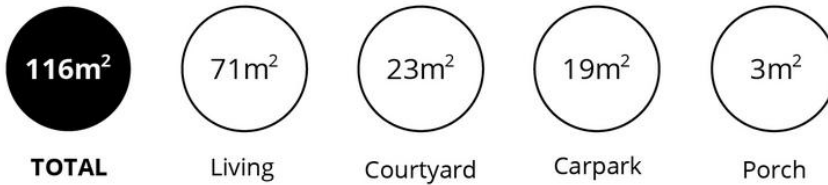
kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au





(APPROX. LOCATION)



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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