



St Georges, 5/490 Portrush Road

Large Townhouse Situated on Highfield Avenue - Set back From Portrush Road!

Presenting a harmonious blend of practicality and space, this three bedroom, two-level townhouse offers a tailored chance to add some value for those who cherish the ease of carefree living in a highly desirable blue chip address.

Nestled within a well-maintained group of town homes, this welcoming sanctuary is introduced by an established majestic tree into a central driveway bordered by low maintenance gardens.

Our 1992-built, one-owner townhouse is street-facing (Highfield Avenue) and features a tall manicured hedge and small lawn area. The front portico welcomes you inside to the generous living and dining room. Bathed in natural light from the large picture window, it features a reverse-cycle wall air-conditioner. The adjacent timeless kitchen showcases soft grey bench tops, breakfast bar, white cabinetry and a very handy servery through to the

3 1 1

For Sale
\$780,000

View
ljhooker.com.au/60TEFDJ

Contact
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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.

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living/dining zone.

Completing the downstairs level, is the laundry with access to one of the two w.c's.

The property is embraced on three sides by low maintenance grounds. The rear north-west facing garden has room for sunny, relaxed living and entertaining and features a paved pathway to the back gate and into the rear carport just steps away (with another off-street park behind).

Upstairs, the accommodation comprises the main bedroom which enjoys Northern light and is complemented by a walk-in robe, as well as a ceiling fan for added comfort. Two additional bedrooms share a neat bathroom with vanity, bath and walk-in shower, plus the convenience of another separate w.c.

The townhouse is carpeted, which would benefit by being refreshed with either timber or laminate flooring and/or new carpet in the living and bedrooms. However, you can relax and enjoy now, and then renovate the existing floorplan when your vision for contemporary updates comes into view.

Positioned for utmost convenience, this property represents a remarkable entry to Eastern suburbs' living. Make the most of local shopping, cafes, dining venues and bus stop out front, Aldi just down the road, a leisurely stroll to Burnside Village, Council Community Centre/Library and mere minutes into the CBD. Schools are also just moments away - zoned for Linden Park Primary and Glenunga International High School, with Glen Osmond Primary, Loreto, Seymour and Pembroke Colleges all nearby.

Don't miss this opportunity to invest in double-level style in a premium locale!

\$780,000

CT: Volume 5072 Folio 826

Council: City of Burnside

Council Rates: \$1,186.20 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Strata Levy plus Sinking Fund \$669 per quarter (approx)

Year Built: 1992 (approx)

To make offer scan the code below:

<https://prop.ps//Z77wGm5jbUc0>

(Please copy and paste the link into your browser)



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More About this Property

Property ID	60TEFDJ
Property Type	Townhouse
House Size	132 m ²

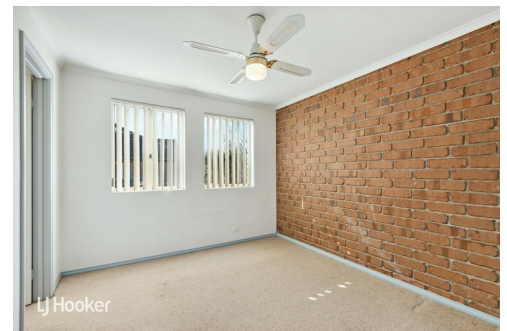
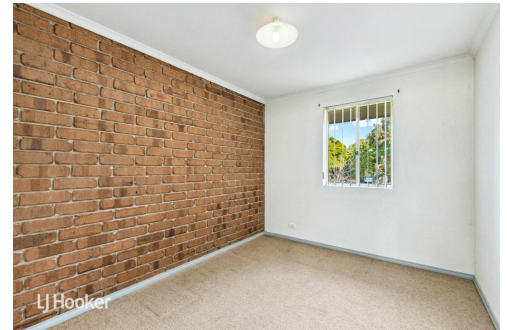
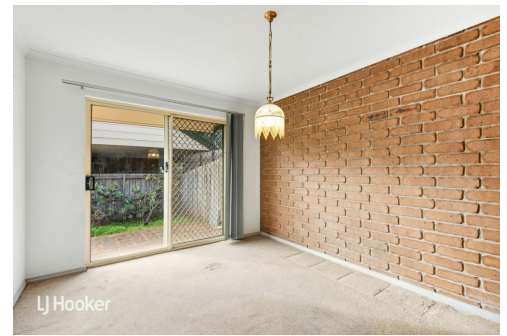
Sam Hooper 0407 198 767

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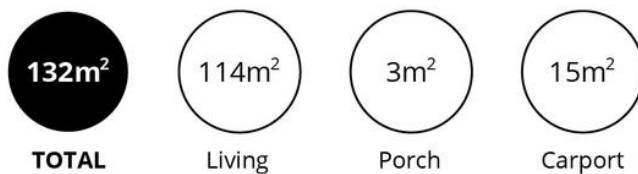
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**