

## Trinity Gardens, 4/2A Avonmore Avenue

A 70's Retro Gem Reimagined for Modern Living, Meets Eastern Suburbs Tranquility

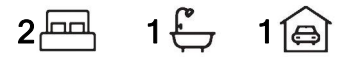
This beautifully presented two-bedroom, solid brick unit, tucked towards the quiet rear of a boutique group of five, offers effortless, low-maintenance living in a highly sought-after Eastern suburbs address.

Perfect for first-time buyers seeking an enviable lifestyle, savvy investors looking for blue-chip returns or downsizers eager to maintain a foothold in this desirable pocket, this is an opportunity that won't last long.

Step inside to a crisp white interior and rich, polished pine timber floors that flow throughout. The welcoming front porch opens into a spacious lounge, where a striking deep grey feature wall adds warmth and character. A split-system air-conditioner ensures comfort year-round, while natural light filters through to create a relaxed and inviting atmosphere.



**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**  
Sold by LJ Hooker Kensington Unley

**View**  
[ljhooker.com.au/613ZFDJ](http://ljhooker.com.au/613ZFDJ)

**Contact**  
**Nick Ploubidis**  
0423 840 514  
[nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

The adjoining modern dine-in kitchen is bathed in Northern sun and features stylish cabinetry, including overhead frosted glass cupboards, offering plenty of storage and functionality.

Both double bedrooms are generously sized and feature built-in robes and ceiling fans. The main bedroom enjoys a large picture window and its own grey feature wall, while the second bedroom captures the best of the Northern light. The central bathroom is clean, functional and fitted with a bath, walk-in shower and WC - offering potential for a future update.

The location is unbeatable. Being a short walk from Magill Road, you'll find buses within easy reach for a quick commute to the CBD, which is just 10 minutes away. Pop around the corner to indulge in exquisite flavors at Lune Bar & Eatery or treat yourself at '48 Flavours' ice creamery. Norwood Parade is just moments away, offering endless cafes, pubs, restaurants, shops and cinemas. Aldi, specialty stores and everyday amenities are also all at your fingertips along Magill Road.

Families and astute investors alike will appreciate the excellent school zoning, with Trinity Gardens Primary School within walking distance and Marryatville High School, one of Adelaide's top schools, just a 6-minute drive away. Additionally, a number of premier options like Pembroke College, Mary MacKillop College, St Ignatius' Junior School and Marryatville Primary are all just moments from your door.

This is low-maintenance, Eastern suburbs living at its best. Whether you want to make this your new home, your new investment or the perfect retirement pad, seize your chance to secure a lifestyle of convenience, comfort and opportunity!

Additional features include:

- Split-system air conditioning in the living area
- Ceiling fans and built-in robes to both bedrooms
- Polished pine timber floors throughout
- Modern dine-in kitchen with ample storage and Northern light
- Separate laundry with rear porch access
- Designated carport space for convenience
- Functional bathroom with bath, walk-in shower and WC

Please note the property is tenanted until June, 2025 and is currently achieving \$460 per week in rental income.

\$525,000-\$575,000

CT: Volume 5024 Folio 656

Council: City of Norwood, Payneham & St Peters

Council Rates: \$1,303.91 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Strata: \$400.00 per quarter (approx)

Year Built: 1973 (approx)

To make an offer, scan the code below:

<https://prop.ps/|URtX5SOzbUXr>



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(Please copy and paste the link into your browser)

## More About this Property

<b>Property ID</b>	613ZFDJ
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Floorboards Built-in-Robes

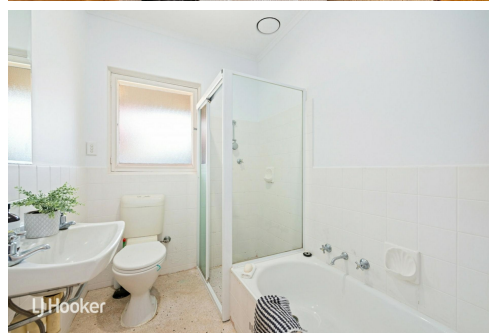
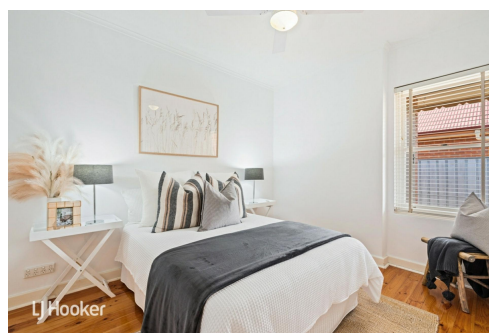
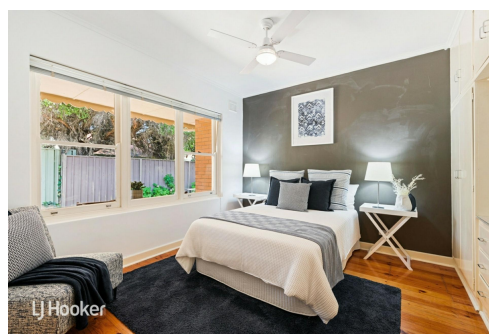
**Nick Ploubidis 0423 840 514**

Principal | Auctioneer | [nploubidis@ljhkensingtonunley.com.au](mailto:nploubidis@ljhkensingtonunley.com.au)

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NOT IN ACTUAL POSITION



**TOTAL**



Living



Porch



Carpark



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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