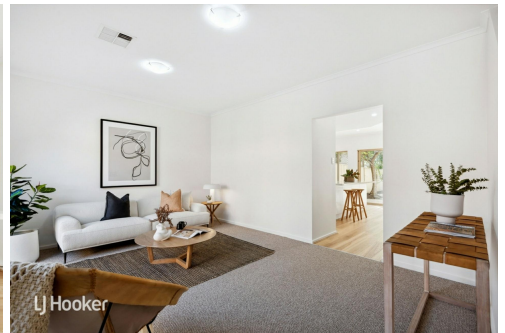
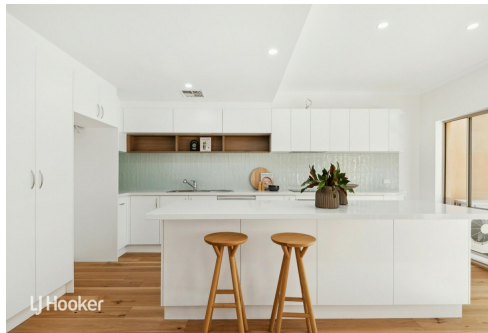
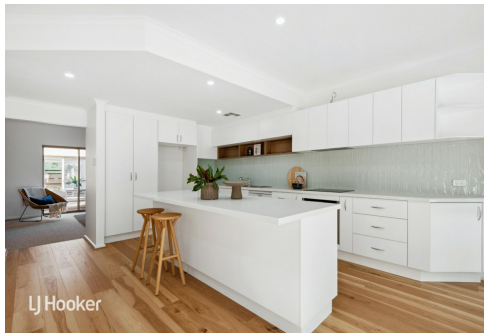




Unley, 98B Maud Street

Tuscan Treasure - CONTRACTED AT AUCTION

Auction Location: on site

Discover this inner suburban Tuscan gem, perfectly situated just moments from the vibrant cosmopolitan allure of Unley Road and King William Road. Enjoy leisurely strolls to the South Adelaide Parklands or spend your weekends immersing yourself in the various sporting events at Unley Oval. For a touch of elegance, take a walk through the charming homes of Unley, Malvern, and Parkside.

This 1996-built Torrens Title home, which has been generously refurbished in 2024, presents an excellent opportunity with its fresh updates including a new kitchen, flooring, and lighting, as well as a low-maintenance garden. The two-story, attached home offers significant value-add potential (STC). Configured with two bedrooms on the first floor, it provides the flexibility to convert the ground floor living room into a third bedroom. Additionally, there is potential to extend the home to include a walk-in robe and ensuite,

2 1 3

For Sale
CONTRACTED AT AUCTION

View
ljhooker.com.au/60WFFDJ

Contact
Tom Blanch
0401 847 744
tblanch@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.

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(08) 8431 6088

further enhancing its appeal (STC).

Natural light flows abundantly through the home, thanks to its rear northern aspect that maximizes the sunlight. A central courtyard on the ground floor ensures that even the southernmost living areas are bathed in light, creating a bright and welcoming atmosphere throughout both levels.

More To Love:

- Ducted Reverse Cycle heating and cooling throughout
- Secure off street car parking
- Lockable access to Culvert St and Ron Praite Walk
- Rear northern aspect allowing for excellent natural light throughout
- On site carparking for 3 vehicles
- Torrens Titled
- Great Neighbours
- Proximity to cosmopolitan living and dining venues
- Private and Secure
- Automotive gate to Maud St
- Central Courtyard
- 2024 installed Harrison's Kitchen
- New flooring throughout except bathroom and laundry
- Separate toilet
- Both sizeable bedrooms have walk in robes
- Balcony overlooking rear garden to master bedroom.
- Second bedroom overlooks the courtyard.

Proximity to the Adelaide CBD and shopping amenities as well as location to numerous Adelaide Private and Public Schools. Zoned specifically to Glenunga International High School and Parkside Primary School.

An absolute rarity for homes of this size is the 3 on site carparks and low maintenance spacious garden with direct access to Culvert Street and Ron Praite Walk.

AUCTION: Friday 4th October at 11.30am, on site - Contracted at Auction.

(\$950,000)

CT: Volume 5407 Folio 307

Council: City of Unley

Council Rates: \$2,291.25 per annum (approx)

Water Rates: \$269.09 per quarter (approx)

Land Size: 307 square metres (approx)

Year Built: 1996 (approx)

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

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

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Tom Blanch to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-



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(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

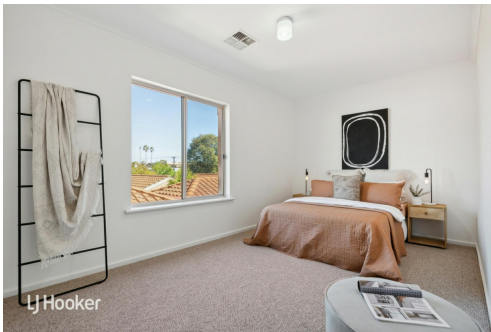
(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

More About this Property

Property ID	60WFFDJ
Property Type	House
House Size	196 m ²
Land Area	307 m ²
Including	Toilets (2)

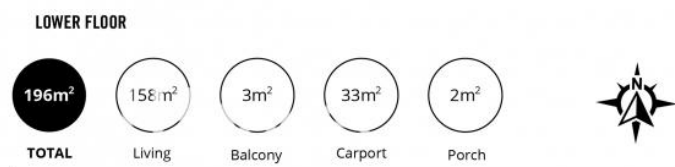
Tom Blanch 0401 847 744
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**