






1/20 Mornington Road, Unley

Unley secluded yet central - it's so very appealing

Auction Location: onsite

Unley Opportunity. Ground floor unit hidden from view, just off Thomas street & the tranquil Soldiers Memorial Garden. Owners are selling after 30 years, presenting a rare chance to secure a coveted address. Hidden from view, this ground floor unit offers a serene escape in the heart of Unley. The welcoming garden entrance sets a peaceful tone immediately on arrival. Recently updated with calm, neutral tones, ready for you to move straight in, this property is the perfect fit for a diverse range of buyers: first homers, downsizers looking for convenience, busy professionals, young families, and astute investors will all appreciate the blend of location and modern living.

The interior is bathed in natural light, featuring an updated kitchen, stylish bathroom, and contemporary floorboards. Both bedrooms are generous in size, the main, boasting full wall storage. The central lounge and dining area forms the heart of the home, overlooking your private, sun-drenched break out garden area - ideal for an alfresco coffee or simply unwinding.

2  1  1 

FOR SALE

Sold by Gabrielle Overton LJH
Kensington | Unley

AGENTS

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AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

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**

Beyond the unit's private appeal, the location is truly spot on. Perfectly positioned you'll enjoy the best of Unley and Hyde Park. Take a short stroll to the vibrant Unley Road precinct for cafes, boutique shopping, and everyday essentials, including the popular Unley Shopping Centre. A no through road off Arthur Street - leading to community landscaping with a walkway through to Thomas Street and just a stroll from the treasured Soldiers Memorial Gardens. The nearby King William Road, Hyde Park hub provides further cosmopolitan dining and retail experiences, putting convenience and lifestyle right on your doorstep.

Families will value the outstanding educational opportunities, as the home is zoned for the highly regarded Unley Primary School and the prestigious Glenunga International High School (GIHS). Walford, Urrbrae, Mitcham Girls HS and Cabra College are close by. Public transport is easily accessible, just minutes to the city for private colleges and tertiary institutions. Clever investing for a rural family to secure a base now for city visits and future proofing for after boarding school accommodation.

The property includes an allocated covered carport. Discover the unparalleled lifestyle waiting for you. This is more than just a home; it's an opportunity to embrace the tranquility and vibrancy of one of Adelaide's most sought-after suburbs. Unley and Hyde Park - You've arrived!

AUCTION: Friday 28 November at 11am, onsite (unless sold prior)

(\$550,000)

CT Volume 5288 Folio 504

Council: City of Unley

Council Rates: 1,053.05 per annum (approx.)

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

Strata Levy: \$710.00 per half-yearly (approx.)

Year Built: 1960 (approx.)

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

<https://prop.ps//2RHzn2DCcz6V>

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	61J1FDJ
Property Type	Unit
House Size	79 m2
Land Area	92 m2
Including	Air Conditioning Floorboards Built-in-Robes

Gabrielle Overton 0416 080 525

Sales Consultant | goverton@ljhkensingtonunley.com.au

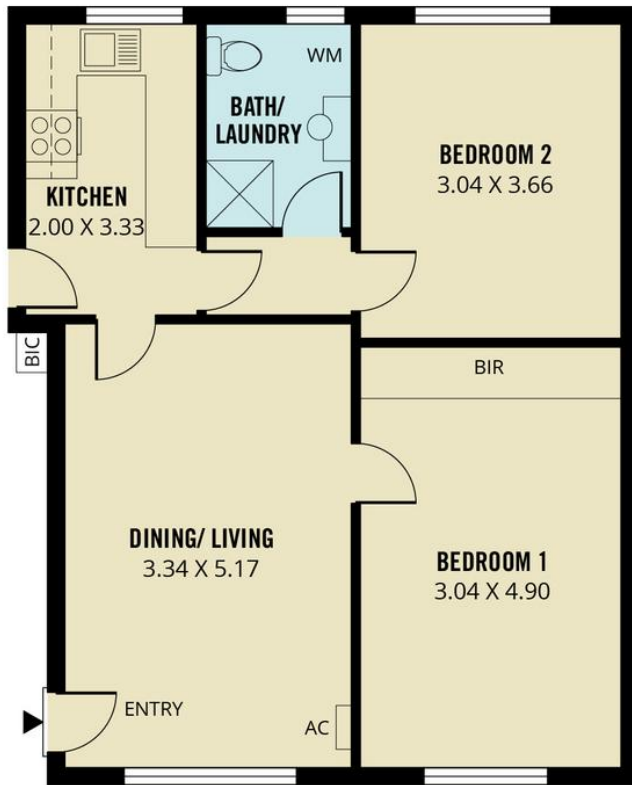
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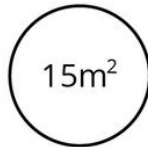
79m²

TOTAL



64m²

Living



15m²

Carport



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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