



2/1a Milne Street, Vale Park

Modern Townhouse in a Sought After Suburb

Situated in a highly desirable location, this contemporary townhouse presents an excellent opportunity for investors or first-home buyers alike.

The upper level forms the heart of the home, featuring an open-plan living and dining area complete with a built-in bench for casual dining or a private study spot. Sliding doors open to a private balcony, seamlessly extending the living space outdoors. The modern kitchen is well-appointed, offering generous storage and quality appliances.

Both bedrooms include built-in storage, with the master boasting a walk-in wardrobe. The bathroom is spacious and thoughtfully designed with additional storage, plus linen storage just outside.

On the ground level, a secure single garage with an automatic door provides convenience and also incorporates laundry facilities.

Perfectly positioned just 15 minutes from the Adelaide CBD, Vale Park offers a convenient lifestyle with easy access to North Adelaide's vibrant dining and café scene, as well as the popular Hampstead Hotel. Local shopping options are close at hand, including

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FOR SALE
\$650,500

AGENTS

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AGENCY

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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**

Collinswood Shopping Centre, while the nearby River Torrens provides picturesque walking and cycling trails along with expansive green spaces to enjoy. Families are well catered for with quality schools in the area, including Vale Park Primary and Charles Campbell College.

Key Features

- Open plan living and meals area with a built-in bench for casual dining
- Private balcony
- Kitchen with ample storage and quality appliances
- Master bedroom includes a walk-in wardrobe
- Second bedroom features built-in wardrobes
- Good sized bathroom with storage
- Laundry located downstairs in the garage
- Single garage with automatic roller door
- Ducted reverse cycle air conditioning

Specifications

Title: Community Title

Year built: 2016

Council: Town of Walkerville

Council rates: \$1,516.45pa (approx)

ESL: \$109.30pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

Community Fees: \$121pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

MORE DETAILS

Property ID	Y0FHDM
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes

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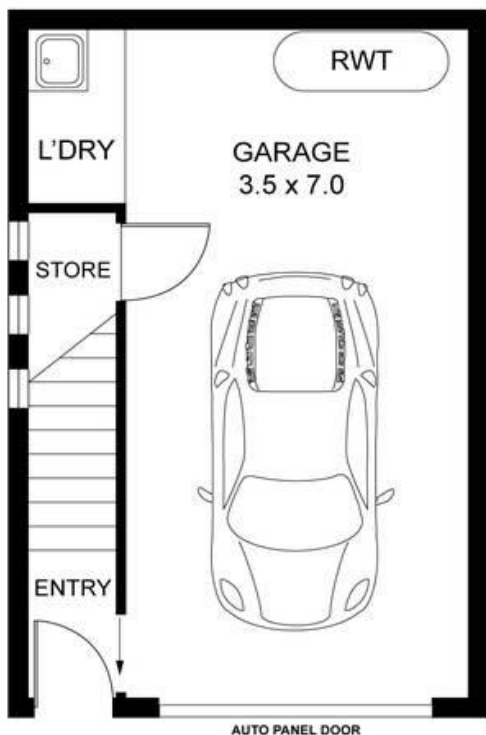
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UPPER FLOOR



GROUND FLOOR



This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.