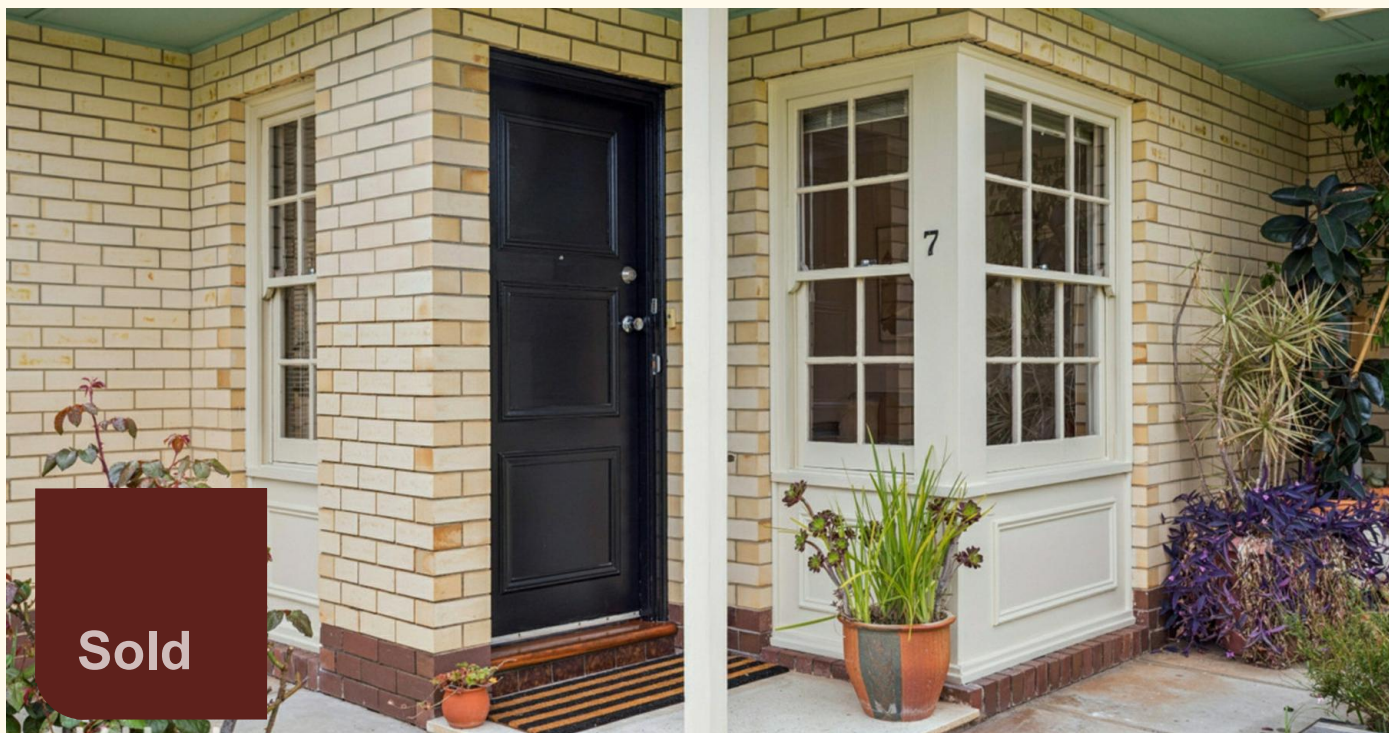


7/182 Diagonal Road, Warradale

Renovated - Trendy - Serene Garden Retreat - Between City Hills and Coast

Just 12 km to CBD and the City buzz, explore the brilliance of the Fleurieu, wine coast, Adelaide's hills and enticing coastal beaches. This beautifully proportioned unit offers so much.

Built in 1972, it's been extensively renovated to create a home to surprise. In a group of 7 units, the location is ideal as it is convenience plus, everything at your doorstep or a short commute. The traditional colonial look reveals a contemporary interior with one of the biggest, secluded, north facing rear gardens. Hard to imagine this retreat behind the 70's facade. Renovation has created an open plan, living, dining, kitchen. The neutral decor ensures it is a calm haven, there's a mellow glow of polished boards, maintenance is a breeze. Cabinetry's been designed for maximum capacity with storage, lazy susan corner, pantry, multiple drawers, integrated dishwasher, Puratap, s/s sink and high alcove for fridge/freezer. Gas hotplates and range with an electric grill, generous engineered stone benchtops, a true functional kitchen to accommodate all your creative and storage needs. The fully tiled bathroom with instant, gas hot water, has a full shower, plus bath and a seriously spacious laundry which continues to provide clean,

2 1 1

FOR SALE

Sold by Gabrielle Overton,
LJHKensington|Unley

AGENTS

Gabrielle Overton
0416 080 525
goverton@ljhkensingtonunley.com.au

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.



timeless lines. Ducted air conditioning means year round temperature control.

Then step outside to a more than extensive landscaped, wrap around garden, giving you privacy and peace. Established and ready for your enjoyment. Create your own tranquil urban rainforest retreat or keep it simple - with lawn and low maintenance border landscaping and room to entertain, it is your choice. The substantial garden shed's, a potential storage area or could be your " Man Cave". There's room for a barbecue or bar, Vergola or auto awnings, if you want to think bigger, it's a perfect solution. Entertain in style or keep it to yourself. It's a stunner.

First homeowners, families, professionals, downsizers and investors, this one will suit, it is your choice. Flinders University and Hospitals as well as the Tonsley precinct are close by for professionals in the field and transport is a breeze with Seaford Tonsley rail and transit routes along Marion, Sturt, South and Morphett roads. It's a thriving hub for families with the Aquatic Centre and so much choice for shopping and entertainment. Marion shopping centre complex a short drive and the call of the coast - it's safe and family oriented and 4 km approx to Jetty Road Glenelg where the coastal lifestyle will embrace you. Restaurants, services, entertainment, you'll access with ease. Close to Schools, Zoned Hamilton High School and Warradale Primary School or look at a range of private schools and colleges within a short drive. Make your life...Seriously special

\$680,000 - \$720,000

CT: Volume 5046 Folio 012

Council Rates: \$1,289.18 per annum (approx.)

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

Strata Levy: \$580.00 per quarter (approx.)

Land Size: 195 square metres (approx.)

Year Built: 1972 (approx.)

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

<https://prop.ps//M5K2TdOYftw1>

MORE DETAILS

Property ID	61PWFDJ
Property Type	Unit
House Size	95 m2
Land Area	195 m2
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes

Gabrielle Overton 0416 080 525

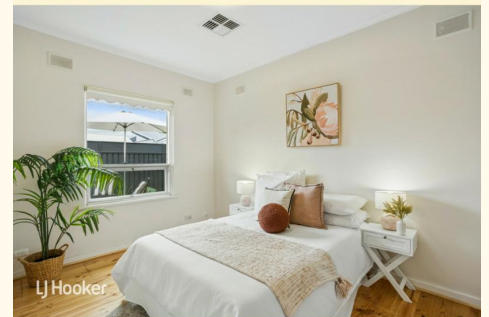
Sales Consultant | goverton@ljhkensingtonunley.com.au

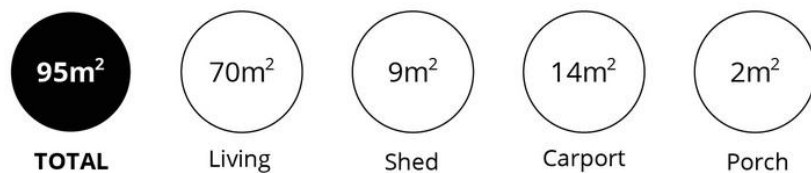
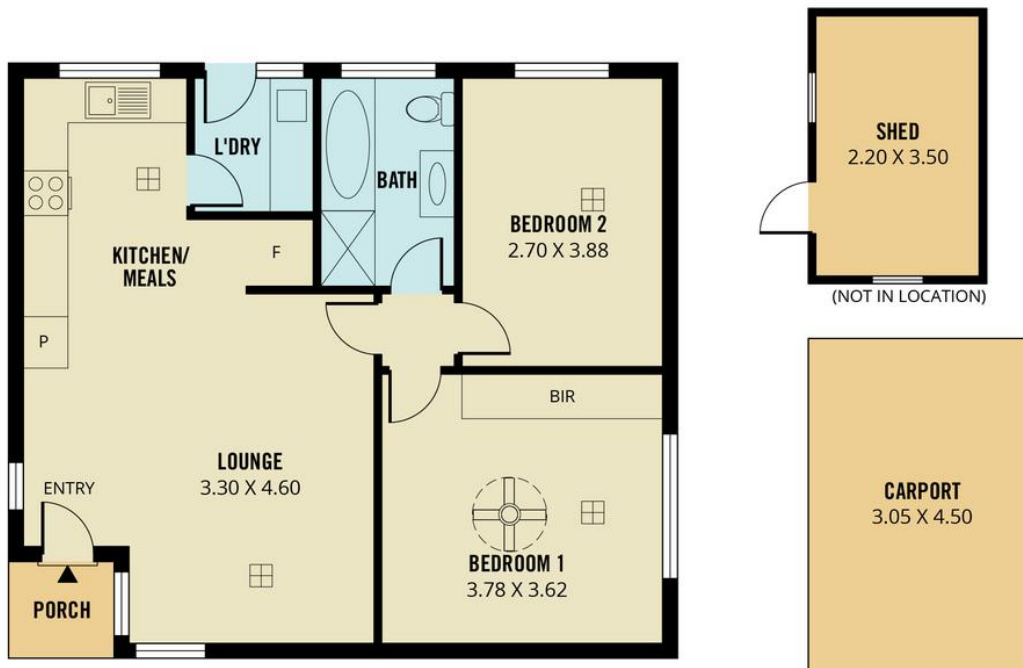
LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au





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**