

**2/11 Ash Street, Aberfoyle Park, SA, 5159**



**Sold Apartment**

Thursday, 5 December 2024

2/11 Ash Street, Aberfoyle Park, SA, 5159

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

## Delightful 2 Bedroom Unit in a Quiet Group | Easy to Live In & Easy to Rent Out

What a gem! Superbly positioned on a no through road in a well-kept and secluded group of single storey units, this spacious unit offers a comfortable and convenient low maintenance lifestyle and is a pleasure to present. Whether you are looking at buying your first home, starting over, retiring, or seeking an investment property, this beautifully presented unit is ready to simply move straight into, with the opportunity to add your own style. With generous sized bedrooms, spacious kitchen, separate lounge, dining room, bathroom, and laundry you can really stretch out and relax in this deceptively large accommodation.

Things to love about this property: -

- Stylish near new floating timber flooring in living area and kitchen
- 2 Bedrooms, main with built-in robe
- Generous living space which looks out to the front garden
- Kitchen with electric cooking, dishwasher, and ample storage
- Full size centralised bathroom with a shower, toilet, and updated vanity
- Separate laundry with direct outside access
- Neutral décor throughout
- Split system heating & cooling
- Near new mains pressure hot water system
- Private rear garden and a paved courtyard/entertaining area
- Secure carport with roller door plus second allocated space
- Lovely low maintenance grounds
- Pets subject to Strata approval

Located within close and easy proximity to the Hub shopping complex, public transport, quality schools nearby plus an easy commute to the CBD or Southern wine regions.

Inspection is highly recommended for this beautifully presented and loved property.

Council Rates | \$1,336.51 pa

SA Water | \$146.65 pq

ESL | \$TBA pa

Strata Fees | \$508.22 pq

Year Built | 1991

All information (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice.