

5/22 Mathias Avenue, Cumberland Park, SA, 5041

NOAKES
NICKOLAS

Apartment For Sale

Thursday, 28 November 2024

5/22 Mathias Avenue, Cumberland Park, SA, 5041

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Refined Simplicity from a Cumberland Park Gem.

Best Offers By 16/12 at 5pm - Unless Sold Prior.

Nestled in the tightly-held suburb of Cumberland Park, you'll find number 5 at 22 Mathias Avenue. This property has been meticulously maintained to continue exuding its elegance in this modern era. An impeccable opportunity for first homebuyers, investors, or those yearning to downsize, this unit is sure to catch your eye with its polished finesse and advantageous city-fringe positioning.

This property is not only appealing for its immaculate condition but also for the low-maintenance lifestyle it offers. Featuring a private courtyard and an allocated undercover parking space, it provides the perfect balance of comfort and convenience. With minimal upkeep required, you can relax and enjoy the peaceful atmosphere, while still being close to the amenities and vibrancy of the CBD.

Inside the unit, you'll find a spacious living room featuring a gorgeous bay window that floods the home with natural light. The open-plan kitchen is complete with a gas cooktop, electric oven and ample storage. Polished timber floors throughout add a touch of warmth and homeliness.

This unit presents a simple yet elegant backdrop for everyday living, with its handy city-fringe placement making it an enviable acquisition for those who value convenience and style.

Features

- Built-in-robe in main bedroom
- Linen closet
- Bay window in living room
- Split system in living
- Ceiling fans in both bedrooms
- Newly updated bathroom and laundry - 2022
- Garden shed
- Undercover carport with rear access to courtyard

Lifestyle

- Nearby to Woolworths and Big W, Cumberland Park
- 8 units in the group
- Zoned for Westbourne Park Primary School and Unley High School
- Close proximity to Cabra Dominican College, Mitcham Girls High and Black Forrest Primary School

Rates

- Council \$1287PA
- SA Water \$154PQ
- ES Levy \$100PA
- Strata \$435.5PQ
- City of Mitcham
- Strata Title
- 1970