

**5/45 Thurles St, St Marys, SA, 5042**

NOAKES  
NICKOLAS

**Apartment For Sale**

Sunday, 3 November 2024

5/45 Thurles St, St Marys, SA, 5042

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Michael Balawejder

## A Neat and Tidy Hideaway in St Marys.

Best Offers By 18/11 - (Unless Sold Prior).

\*Currently tenanted at \$460PW - increasing to \$500PW on 6/12 on a fixed 12 month lease\*

Introducing this appealing unit nestled at 5/45 Thurles Street, St Marys. Built in 1976, the property boasts a neat and tidy condition that oozes charm and practicality. Featuring two spacious bedrooms, it provides the ideal environment for first home buyers desiring a peaceful and welcoming abode.

The unit offers a plethora of remarkable features that amplify its appeal. With a low-maintenance lock-and-leave setup, it provides the freedom to come and go as you please. A private courtyard adds a touch of tranquillity, further enhancing the cosy atmosphere. The unit's beautiful timber-look laminate floors add a touch of rustic charm to the overall contemporary aesthetic.

### Features

- Two spacious bedrooms
- A private courtyard perfect for relaxation
- Timber-look laminate floors
- A kitchen equipped with a gas cooktop and free-standing oven
- Split r/c for keeping the home at the perfect temperature all year round
- A carport to keep your car safe and protected
- Separate laundry area, for convenience and practicality
- Instant gas hot water to ensure warm showers always
- Built in robe to the main bedroom
- Ceiling fans in the main bedroom and living space to keep you cool in the Australian summer

### Lifestyle

- School zoning for Unley High School
- Just a short drive from Pasadena Foodland
- Shepherds Hill Recreation Park is within walking distance
- Transport options are aplenty, with Bus stop 23 on Cashel Street easily accessible
- Educational institutions such as Springbank Secondary College and Clovelly Park Primary School are within close proximity, along with Flinders University
- Castle Plaza Shopping Centre is nearby for all your shopping needs

### Rates

- Council \$1364PA
- SA Water \$166PQ
- ES Levy \$109PA
- Strata Rates \$625PQ
- City of Mitcham
- Strata Title
- 1976

Disclaimer at [noakesnickolas.com.au](http://noakesnickolas.com.au) | RLA 315571