

1/3 Ferguson Ave, Myrtle Bank, SA, 5064

HARRIS

House For Sale

Wednesday, 18 December 2024

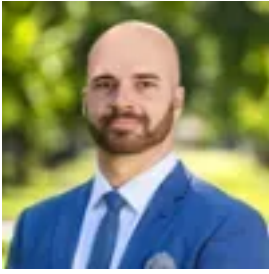
1/3 Ferguson Ave, Myrtle Bank, SA, 5064

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Troy Law



Scott Moon

Have it all in a solid brick, head-turning homette... Perfectly positioned and in the Glenunga school zone

Nothing beats a ready-to-go, solid brick renovated homette boasting a north-facing, front row seat in a small group of four – and with both the city fringe and foothills on standby, it comes with the green light for lifestyle.

You name it, it's yours – including a stroll to the nature play and ball courts of Ridge Park, prized zoning for Glen Osmond Primary and Glenunga International High Schools, and an enviable radius of retail and dining from Burnside Village to Unley and Fullarton Roads.

Muted hues, polished timber floors and an open plan layout provide the modern welcome, enhancing the mood with crisp downlighting and sightlines to the sparkling kitchen and casual breakfast nook - with tall storage - granting an assurance of ease the astute investor, first-time buyer or downsizer demands.

The chic all-in-one bathroom caters to each bedroom equally with its two-tone stance; the adjacent primary bedroom is big - its bay-windowed expanse offering ceiling fan comfort and a sky-high wall of robes.

Don't care for upkeep? The secure, concrete-paved rear courtyard says you can literally lock and leave it alone if you want to.

A secure single garage parks the car you'll also barely need, and with bus routes on ready rotation, just 5kms to the CBD, this spruced new style comes with a sigh of convenient relief.

Here's your chance to have it all...

You'll adore:

- Sparkling, solid brick & renovated 2-bed homette in a small clutch of 4
- North-facing leafy garden outlooks
- Polished timber floors
- Split system kitchen comfort
- Huge, bay-window bedroom 1 with a full wall of robes
- Modern, minimal bathroom remodel
- Concrete-paved & private rear courtyard
- Secure single garage with roller door
- Side gate rear access
- 500m (approx.) to zoned Glen Osmond P.S.
- Zoning for coveted Glenunga Int'l H.S.
- 5kms to the CBD | 2kms to Burnside Village (approx.)

Specifications:

CT / 5050/94

Council / Unley

Zoning / SN

Built / 1973

Council Rates / \$1020.00pa

Emergency Services Levy / \$118.05pa

SA Water / \$165.55pq

Strata Rates / \$737.50pq

Strata Manager / Stratarama

Estimated rental assessment /\$550 - \$590 per week/Written rental assessment can be provided upon request

Nearby Schools / Glen Osmond P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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