

**1/3 Lewis Street, Goodwood, SA, 5034**



**House For Sale**

Wednesday, 20 November 2024

1/3 Lewis Street, Goodwood, SA, 5034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jason Mills

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## Peaceful and private inner city living

Auction - Friday 6th December at 6pm (Unless Sold Prior)

Nestled in the sought-after suburb of Goodwood, this beautifully updated courtyard home offers an enviable blend of style, comfort, and convenience within a small group of four.

Upon entry, a spacious lounge welcomes you, bathed in natural light from two large windows, creating an airy and inviting ambiance. The open-plan kitchen/dining space offers warmth and ease, with a kitchen thoughtfully designed to provide ample cupboard and bench space. Step outside into a private, leafy courtyard, a tranquil retreat perfect for outdoor entertaining or quiet relaxation. For added convenience, the secure carport with an automatic door connects seamlessly to the rear courtyard, enhancing functionality and peace of mind.

Three generously sized bedrooms with built-in robes, two bathrooms, and inviting living spaces ensure ample room for a comfortable lifestyle. Ducted heating and cooling deliver year-round comfort.

Whether you're a first-time buyer, a downsizer, or an investor, this residence presents an exceptional opportunity to embrace the charm of Goodwood living with modern amenities. Situated in a prime location, you're moments from vibrant King William Road, Goodwood Road's cafes, Unley Shopping Centre, and the serene parklands. Nearby tram access allows for easy trips to the CBD and the ever-popular Glenelg Beach, making this a true lifestyle property.

More reasons to love this home:

- Spacious home unit in a leafy setting
- Designed for modern living and entertaining
- Quiet and private
- Walk to cafes, tram stops, and the delights of Goodwood
- Freshly painted and new carpets
- Impressive outdoor entertaining space
- Generous lounge room with an abundance of natural light
- Master bedroom with ensuite
- Ducted heating and cooling
- Carport and storage area
- Unbeatable inner-city living

Call Jason Mills to take the next step in your property journey and make this little gem yours.

Rates & Notices (all approximate):

Title Type: Strata

Year Built: 1995

Council Rates \$1,458.90 pa

Emergency Services Levy: \$162.90 pa

Water & Sewer Rates: \$199.89 pq (supply only)

Strata Administrative Fund: \$594.50 pq

Strata Sinking Fund: \$214.96 pq

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the

property for 30 minutes prior to the auction commencing. RLA 276447.