

**21/78 Wattle Street, Fullarton, SA, 5063**



**Townhouse For Sale**

Wednesday, 13 November 2024

21/78 Wattle Street, Fullarton, SA, 5063

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## STUNNING 2-BEDROOM TOWNHOUSE IN FULLARTON

Discover the perfect blend of style, space, and convenience in this beautiful 2-bedroom townhouse in the heart of Fullarton. Just 3km from Adelaide CBD, this home is nestled in a peaceful setting with a leafy outlook and front and rear courtyards that encourage seamless indoor-outdoor living and entertaining.

### Property Highlights:

- **Open-Plan Living:** Step into a bright, open-plan kitchen, dining, and family room with glass doors opening to a private, landscaped rear courtyard. Adjacent to this space is a large, shared community garden perfect for gatherings or quiet evenings outdoors.
- **Modern Kitchen:** Stylish white kitchen featuring ample storage and an electric cooktop, offering a balance of functionality and elegance.
- **Laundry & Extra Amenities:** Separate laundry area with built-in storage, plus an additional downstairs toilet for extra convenience.
- **Spacious Bedrooms:** Two well-sized bedrooms upstairs, each with built-in storage. The master bedroom includes a wall-mounted reverse-cycle air conditioning unit for year-round comfort.
- **Full Bathroom:** Main bathroom upstairs with shower, bath, and toilet.
- **Climate Comfort:** Split-system reverse cycle air conditioning in the main living and kitchen area ensures comfort in every season.
- **Entertainer's Courtyard:** Large, private rear courtyard with a clothesline and ample space for outdoor dining.
- **Parking & Convenience:** Includes an undercover carport plus shared parking in the common area at the front of the property.
- **Prime Location:** Just 3km from the CBD, with nearby shops, cafes, and public transport within easy walking distance.

### Specifications:

- CT: 5021/381
- Council: City of Unley
- Built: 1979
- Council Rates: \$1,084.85 per annum
- SA Water: \$337.58 per quarter
- ES Levy: \$ 218.50 per annum
- Strata Rates: \$584.83 per quarter
- Strata Manager: STRATA CORPORATION 4201 INC

This townhouse provides an outstanding lifestyle opportunity in one of Adelaide's most sought-after inner suburbs. Perfect for those seeking a comfortable, low-maintenance home with top-tier amenities and a convenient location.

Inspection is a must! Don't miss the chance to secure this stunning property contact me today to arrange a viewing.