

2/37 Aroha Terrace, Black Forest, SA, 5035



Unit For Sale

Sunday, 3 November 2024

2/37 Aroha Terrace, Black Forest, SA, 5035

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Renovated Homette In Beautiful Black Forest With Exceptional Zoning

A beautifully renovated homette nestled in a quiet group of three, offering privacy and convenience in one of the area's most sought-after locations. Inside, the open-plan living space boasts hardwood floors & a cozy fireplace, creating a warm welcoming atmosphere. The kitchen features a stainless steel gas cooktop, dishwasher, and an abundance of storage to suit all your culinary needs. Adjacent to the kitchen is a dedicated meals area. The master suite offers an ensuite and walk-in robe, while the second bedroom comes with a built-in robe for added functionality. A central bathroom with a separate toilet enhances convenience for both family and guests. Outside, enjoy a shaded area perfect for relaxing, complete with a small grassy patch and an outdoor bath. This homette seamlessly combines modern style, practicality, and comfort in the heart of Black Forest.

- Private front yard hidden behind stylish front gates
- Solid brick renovated homette, with a north-facing orientation
- Lounge soaking in amazing natural light, with a cozy fireplace & ambience
- Master suite with ensuite and walk-in robe; a rare find in a homette
- Adjacent to the kitchen, the meal area serves as a designated dining space
- Renovated second bathroom including a separate toilet for convenience
- Shaded outdoor entertaining space, with low-maintenance gardens & outdoor bath
- Rear lane access (accessible via Lincoln Avenue) for secure car parking off-street
- Ducted reverse cycle air conditioning + downlights throughout
- Zoned for Black Forest Primary School + Adelaide & Botanic High Schools

Other Information:

Title: Strata Title

Council: City of Unley

Zoning: General Neighbourhood

Build: c1957

Build Area: 69m²

Council rates: \$1,019.40 per annum

SA Water: \$165.55 per quarter

Emergency Services Levy: \$101.50 per annum

Strata Manager: Fewster Strata Management

Strata Rates: \$440.00 per quarter

Rental Assessment: \$550 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.