

**3/30 Murray Street, Clapham, SA, 5062**



**Unit For Sale**

Tuesday, 26 November 2024

3/30 Murray Street, Clapham, SA, 5062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tamir Dunning  
0883637653

## **Refurbished and refreshed 3 bedroom Homette.**

\*\*\*First Open Inspection - Saturday, 30th November from 10:30am till 11:00am. If you are feeling unwell or unable to make the scheduled showing, please do not hesitate to contact the selling agent to arrange an alternate viewing time\*\*\*

Rarely does such a spacious and beautifully updated 3-bedroom homette become available, especially in such a highly sought-after, tree-lined location. Perfectly positioned for those who find a 2-bedroom unit too small but prefer a low-maintenance alternative to a full-sized house, this hidden gem is sure to appeal to savvy buyers and investors alike.

What we know you will love about this property:

- 3 bedroom Homette
- BIR's to Master and Bed 2
- Freshly repainted throughout
- Spacious and light filled open plan living area with feature gallery window
- Renovated kitchen with quality appliances including dishwasher and WIP
- Ducted reverse cycle air conditioning for all year round comfort
- Gorgeous polished timber floor boards throughout
- Partially updated bathroom
- Wrap around and fully paved, low maintenance rear courtyard area
- Single carport

Situated within a beautifully presented and small group of only 3 other units, you are going to simply fall in love with the lifestyle and flexibility that is available with such a sizable Homette in this sought after locality.

For any more information, please don't hesitate to email or call the selling agent.

Additional Information:

- Council Area: City Of Mitcham
- CT Details: Volume 5050 / Folio 115
- Zoning: Suburban Neighbourhood - SN
- Council Rates: \$350.20 Per Qtr
- Supply Rates: \$78.60 Per Qtr
- Strata Corp Rates: \$327.60 Per Qtr
- ESL: \$114.25 Per Annum
- Year Built: 1972
- Rental Appraisal: \$550pw to \$600pw

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Disclaimer: all information which has been provided for has been obtained from sources in which we believe to be accurate, however, we cannot guarantee the information supplied is accurate and we accept no liability for any errors or omissions and advise all prospective buyers to undertake their own due diligence..