

**5/2A Third Avenue, Warradale, SA, 5046**



**Unit For Sale**

Thursday, 28 November 2024

5/2A Third Avenue, Warradale, SA, 5046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Greg Lewis

0419810180

## Renovate and Profit

First National Lewis Prior takes pride in presenting this property to the market.

A diamond in the rough this single storey 2-bedroom strata unit is conveniently positioned in a well maintained group of 7 units. The unit itself requires extensive upgrade but is sure to reward with a convenient floor plan.

There is a spacious master bedroom, a good sized living area plus a separate dine and genuine room to move. A real asset is that the unit has a separate toilet and laundry away from the bathroom with a bathtub.

The lock up garage under the main roof has been enclosed to provide a rumpus room but could easily be reverted back to a garage with the roller door still in place.

with a private rear yard there is an ideal outdoor space to enjoy and room to further establish the gardens and surrounds.

Perfect location so close to the Warradale Train Station, Westfield Marion and only minutes to Brighton Beach. A great opportunity to do the work and be rewarded.

We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you.

For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Greg Lewis

Council Rates: \$1,234.25 p.a.

SA Water: \$165.55 p.q.

ESL: \$213.90 p.a

Strata Fees: TBC