

**94/3 Noblet Street, Findon, SA, 5023**



**Unit For Sale**

Tuesday, 31 December 2024

94/3 Noblet Street, Findon, SA, 5023

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Enjoy Easy Ground Level Downsized Living A Stone's Throw To The Sea & CBD!

With a cachet of convenience right on your doorstep - from your local ALDI and bustling Findon Shopping Centre, to a raft of popular cafés, tasty takeaway options and specialty stores dotted along Grange and Crittenden Road - this ground level unit delivers lifestyle simplicity for those eager to escape the rental race.

Beyond its cosy and comfortable 2-bedroom base, you'll find this sweet homette teeming with modern updates. Primed for first-time buyers or young couples looking to start their home-owning journey in style, savour a sparkling modern kitchen flush crisp cabinetry and good bench top space ready to socialise as you serve, while on-trend hybrid floating floors add welcome warmth to the fresh white interior.

Modern feature and finish continue into the sparkling bathroom featuring full-height tiling, while both bedrooms enjoy plush carpets and wide windows. Capturing quintessential lock-and-leave living, with all the drawcards of Adelaide's thriving western suburbs at your fingertips, including an 8-minute zip to Grange and Henley Beach for incredible summer season fun, and just an 11-minute cruise to the CBD... don't underestimate why they say "west is best" with this picture-perfect low maintenance pad!

### FEATURES WE LOVE

- Updated and refurbished ground level unit with hybrid floating floors and fresh white interior paint work
- Stylish modern kitchen featuring abundant cabinetry and cupboards, great bench top space, and stainless oven and gas stove top
- Bright and airy lounge and dining zone
- 2-bedroom footprint, both enjoying wide windows and plush carpets
- Crisp modern bathroom with full-height tiles and separate laundry

### LOCATION

- A short stroll to ALDI, Coles and Findon Shopping Centre
- Loads of local cafés, takeaway options and delicious specialty stores all at arm's reach, including Findon Hotel, Aye Frank, 94 West, Burgertec and Shapeshifter Brewing
- Excellent public transport options along Grange Road ready to zip you into the city in a flash (11-mins) or straight to Grange Beach for salty dips (8-mins)

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

### Property Details:

Council | CHARLES STURT

Zone | General Neighbourhood (Z2102) - GN

Land | TBCsqm(Approx.)

House | 73sqm(Approx.)

Built | 1974

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa