

Sold



Unit 5, 171 Daws Rd, St Marys



## Affordable Unit with Private Yard

Located in a small group of 5 and only 10kms to the Adelaide CBD, this private secluded 2-bedroom unit on the upper level with views of the Adelaide Hills is a great entry point to the Adelaide property market. This unit is the pick of the bunch, with a separate rear yard inclusive of tool shed plus one under-cover car-park. For the investor a good yield is on offer with the potential to earn \$260 per week.

The unit is well designed with a spacious living area with direct access to the outside balcony. The kitchen adjacent the living includes a good size pantry, overhead and under-bench cabinetry plus freestanding oven with gas cook-top. Storage is well considered with a double linen cupboard to hall and built-in-cupboard to bathroom and bedroom.

 2  1  1

<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	<b>Residential</b>
<b>Property ID</b>	<b>125</b>
<b>Floor Area</b>	<b>80 m2</b>

### Agent Details

Justine Thomson - 0438  
752 683

### Office Details

SA Listings  
08 8271 2518

**SA LISTINGS**

The master bedroom is generous in size and includes a built-in-robe, ceiling fan, split system heating and cooling, automatic roller shutter to external window plus quality carpet. The second bedroom can easily accommodate a double bed and includes freestanding quality cupboards. The bathroom is centrally located and incorporates the laundry. The bathroom includes a built-in-cupboard for storage, good size vanity, full size bath with overhead shower, toilet, laundry trough and ample shelving.

A hidden secret well worth sharing is the private rear yard with artificial lawn, herb garden and good size tool shed. The perfect place to enjoy a BBQ with family and friends or a secure play area for children.

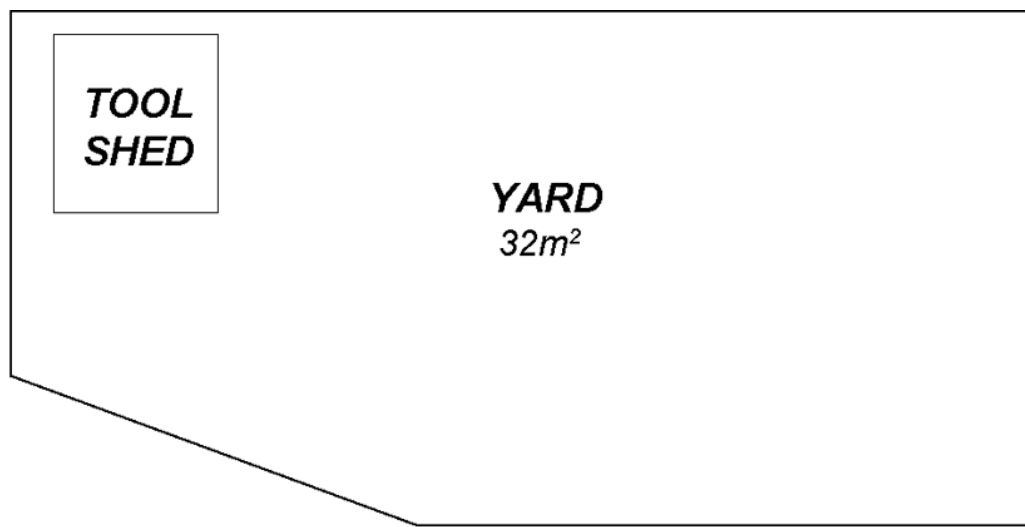
Additional features include:

- Split system reverse cycle air-conditioning to main living, kitchen & meals
- Split system reverse cycle air-conditioning to master bedroom
- Automatic roller shutters to Western windows
- Security doors to front and rear door
- Contemporary quality carpets to bedrooms
- Timber look flooring to main living and hall
- External windows to every room
- Tool Shed + 32m2 yard

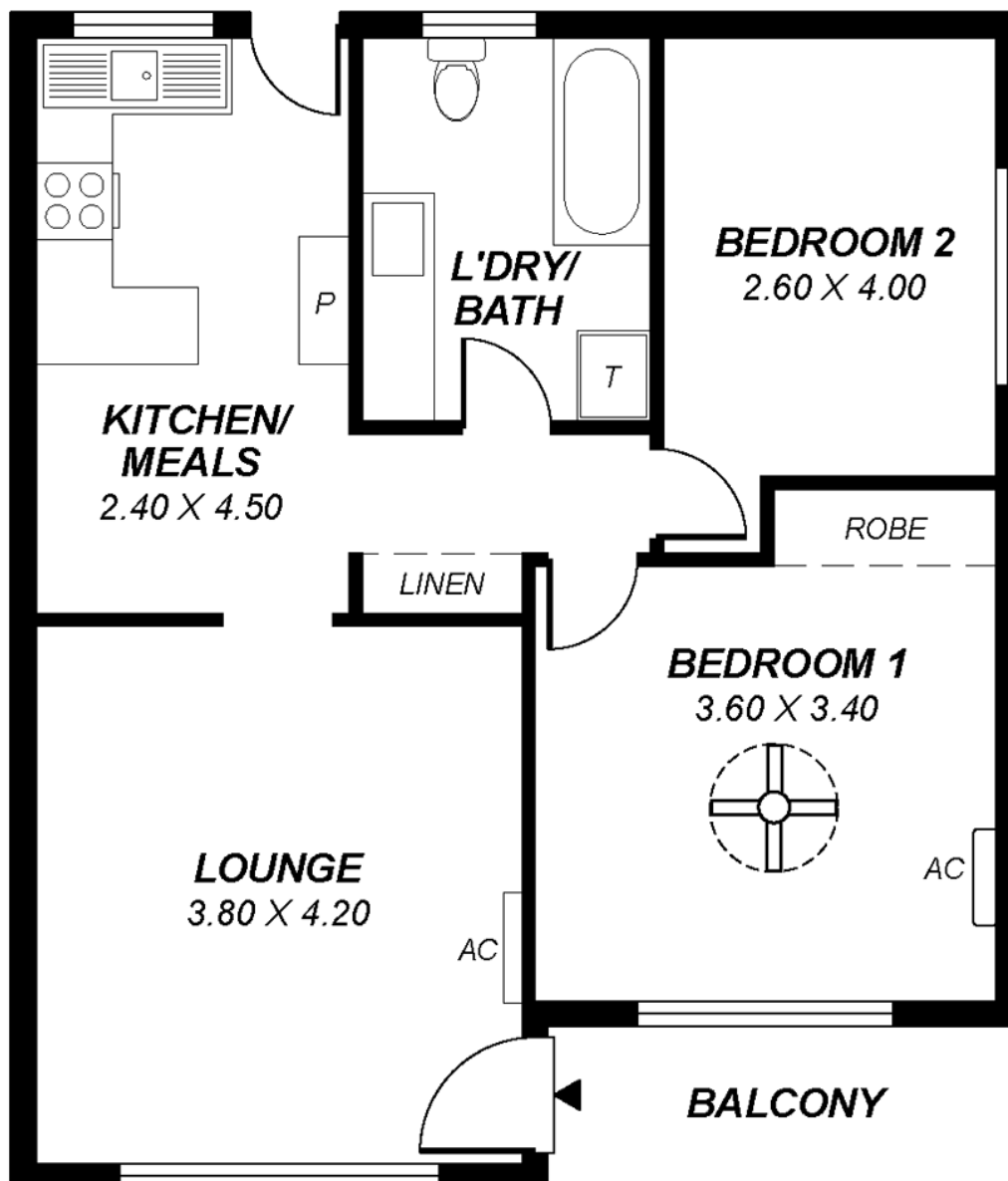
Being in a premium location of St Marys, located halfway between the city and the sea with Pasadena shopping centre at your doorstep, Westfield Marion only 10 minutes away plus public transport and quality schools within walking distance, this exceptional unit will appeal to first home buyers, investors and those looking for lock up and leave convenience close to the city.

**SA LISTINGS - COMMISSION IMPOSSIBLE**

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



### BALCONY



*This drawing is for illustration purposes only.  
All measurements are approximate and details intended  
to be relied upon should be independently verified.*

Area	m <sup>2</sup>
Living	67.98
Balcony	12.60
<b>Total</b>	<b>80.58</b>