3/23 GRAY STREET, BLACK FOREST, SA, 5035









SOLD

IMMACULATE SOLID BRICK TWO BEDROOM UNIT IN TREE-LINED STREET

Perfectly located in a quiet group with a fresh leafy outlook, this Ground floor, 2 bedroom provides a unique entry-level opportunity in a very tightly held and desirable locale., the Current tenancy at $315 per week till 02/10/2022.
This two bedroom, ground floor unit, part of a neat, tightly held, strata group has a light and bright northerly aspect and an idyllic setting in a quiet, leafy street surrounded by heritage homes. Close to local shopping and services and walking distance to all modes of transport, including a 2 minutes stroll to the tram, is ideally suited to first home buyers, downsizers and savvy investors.opportunity.
Year Built 1970
Council City of Unley Zone Residential B 350 Certificate of Title 5036/854
Council Rates $875 pa; Strata Contribution $378 per quarter
Water Supply $68.6 per quarter; Water Sewerage $73.5 per quarter
Features:
- Reverse cycle split air conditioning and Polished timber floors
- Large scale windows and comprises with Hallway with built-in storage
- Entry to a generously proportioned living area
- Separate laundry with built in cupboard, tub with outside access
- Allocated undercover carport parking
- Large main bedroom with a full wardrobe and AC
- The second bedroom overlooking the rear courtyard
- Very tidy original bathroom with bath and separate shower

Additional There is a north-facing courtyard directly behind the unit and the additional, adjacent, large and secure, communal garden also makes this property a unique and very viable option for a couple or single parent with a young child. Black Forest Primary School and Clarence Park Childcare are both nearby.
The nearby Sunday Farmer's Market and the fitness-conscious buyer will appreciate the close proximity to Goodwood Oval and the Unley Swimming Centre. A great start to an excellent city fringe locale!

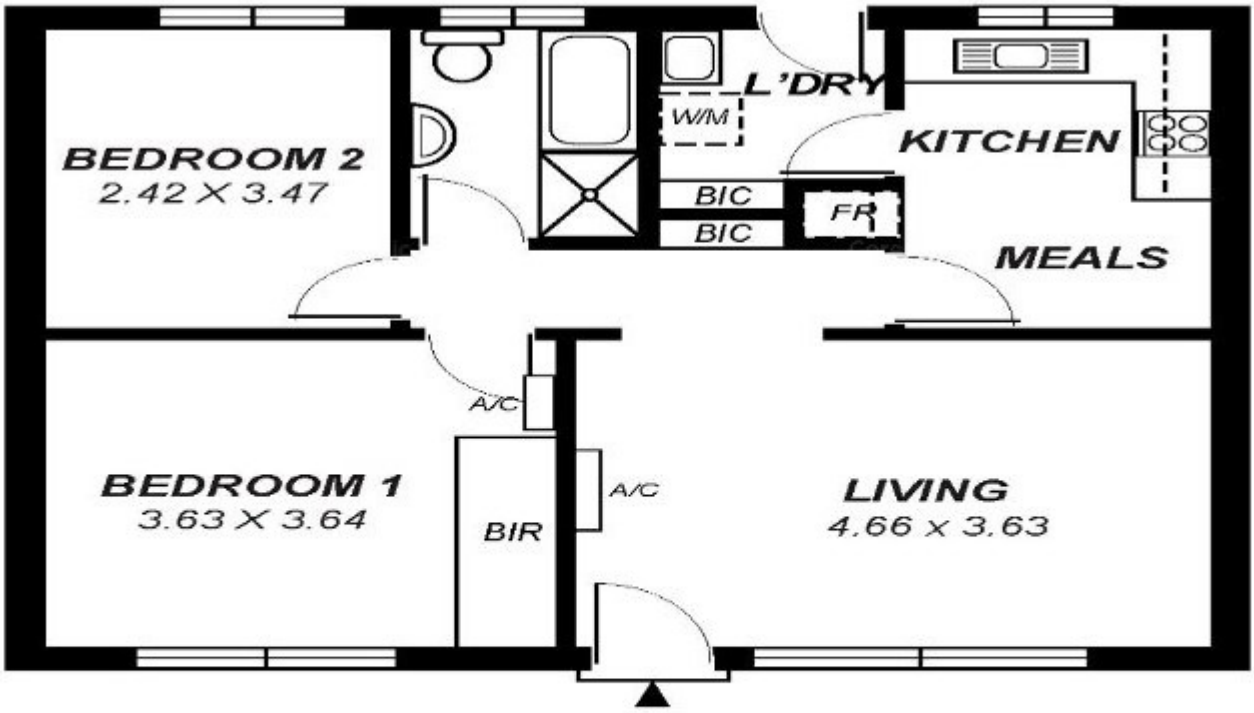
2 BED | 1 BATH | 1 CAR

PRICE:
$325,000

OPEN FOR INSPECTION:
N/A



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

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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