

**3/3 Walkley Ave, Warradale, SA 5046****Sold - \$305,000**Unit 2  1  1 

## CONVENIENCE AT YOUR DOORSTEP

DB Philpott Real Estate are proud to present to the market this fantastic buying opportunity. Ideal for a first home buyer or investor the property is situated in a tightly held single level group of only 8 units.

On offer is two bedrooms – master with BIR, separate lounge room serviced by wall unit a/c, near new eat in kitchen and a bathroom that has been recently updated. There is a private rear yard which includes a tool shed and brand-new pergola providing a nice space to sit & unwind. To complete the picture, the property offers off street undercover parking.

There is ample opportunity to leave the car at home with the Oaklands Railway Station only 400 meters away providing great access to the CBD or a short trip to Brighton Beach to bask in the sun on those hot summer days. If the beach isn't for you, it's less than a 10-minute stroll to the world class SA Aquatic & Leisure Centre or a few more steps to Westfield Marion for all your shopping needs. There is also a major supermarket within a few minutes walk.

What a fantastic opportunity 3/3 Walkley Ave presents to the market, mark this one down to inspect today!

### Open for Inspection

By Appointment.

### Property Features

- Updated Kitchen & Bathroom
- Summer Entertaining Area
- Private Rear Yard
- Great Location

We strongly recommend that if you have recently returned from travel interstate or overseas or are feeling unwell at this time, please contact the listing agent to discuss alternative ways to view or bid at any upcoming auctions.

### COVID-19

We respectfully request the following attendees do not enter the home:

Person (s) feeling unwell; Person (s) who have travelled internationally or domestically in the last 14 days (irrespective of point of origin) Person (s) who have been in contact with a confirmed case of COVID-19 in the last 14 day

If you have answered yes to the above or are in self isolation, we are able to perform a personal video tour via our video conferencing facilities. Ask us how.

### Listed By

David Philpott

Phone: (08) 8343 5610

Mobile: 0414 422 889



Floorplan

