



## 3/44 Coorara Avenue, PAYNEHAM SOUTH, SA 5070

Unit in an unbeatable location!

Nicola Biagi is proud to present, Unit 3 at 44 Coorara Avenue, Payneham South. It's nestled within a quiet and well-kept group of just four villas, offering privacy and a peaceful setting. The neatly maintained paved driveway and garden set the tone. While the self-managed strata keep ongoing costs to a minimum, with the insurance being the shared costings. Making this an affordable option for owner-occupiers and investors alike.

The home features two good sized bedrooms, both fitted with built-in floor-to-ceiling robes. The master bedroom includes a ceiling fan for year-round comfort. The interior has been freshly painted throughout as well as new modern flooring, giving the unit a bright and refreshed feel.

At the front of the home is the main living area, complete with a new Hisense reverse-cycle split system air conditioner. The kitchen offers excellent bench space, an electric oven, gas cooktop, ample cupboard and pantry storage, and a skylight that fills the space with natural light.

The bathroom includes both a shower and bathtub, with a separate toilet for added convenience. The laundry provides direct access to the rear yard and outdoor patio,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P190976

**SALE DETAILS**

**\$689,000 - \$732,000**

**CONTACT DETAILS**

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Nicola Biagi**

0424 975 413

ideal for relaxed, low-maintenance living.

Outside, the property continues to impress with a single garage featuring internal access, a garden shed for extra storage, a gas hot water system, and easy-care yards.

Perfectly positioned close to bus stops, main roads, and local amenities, this charming unit is ideal for those seeking a quiet lifestyle in a highly convenient location. Or a smart addition to an investment portfolio.

#### Details

Title: STRATA (self managed)

Zoned: GN - General Neighbourhood

Council: Norwood Payneham & ST Peters

Sewer: Mains

Hot Water: Gas

Solar: N/A

NBN: Yes

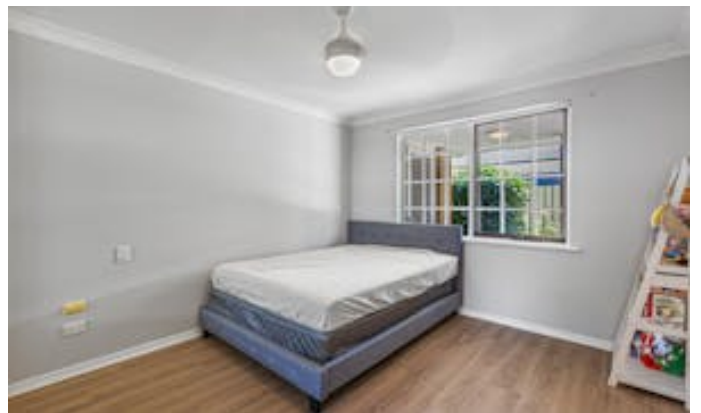
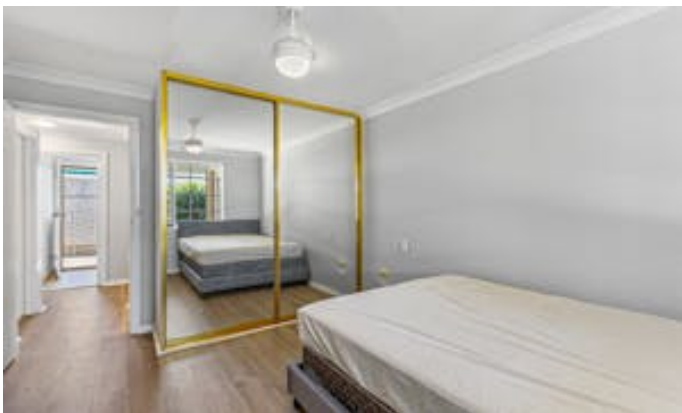
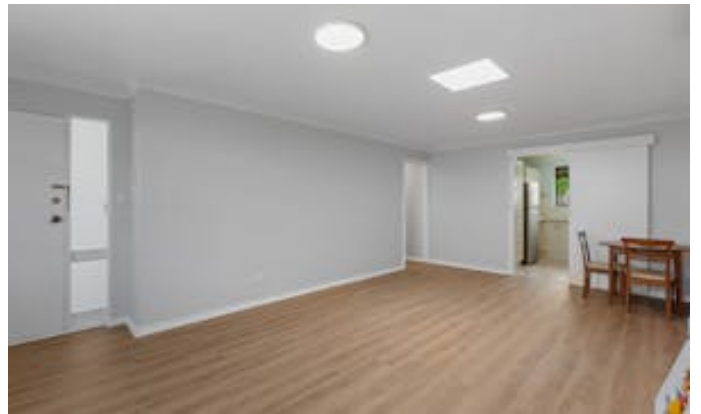
Zoned Schools: Trinity Primary, Marryatville High School

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

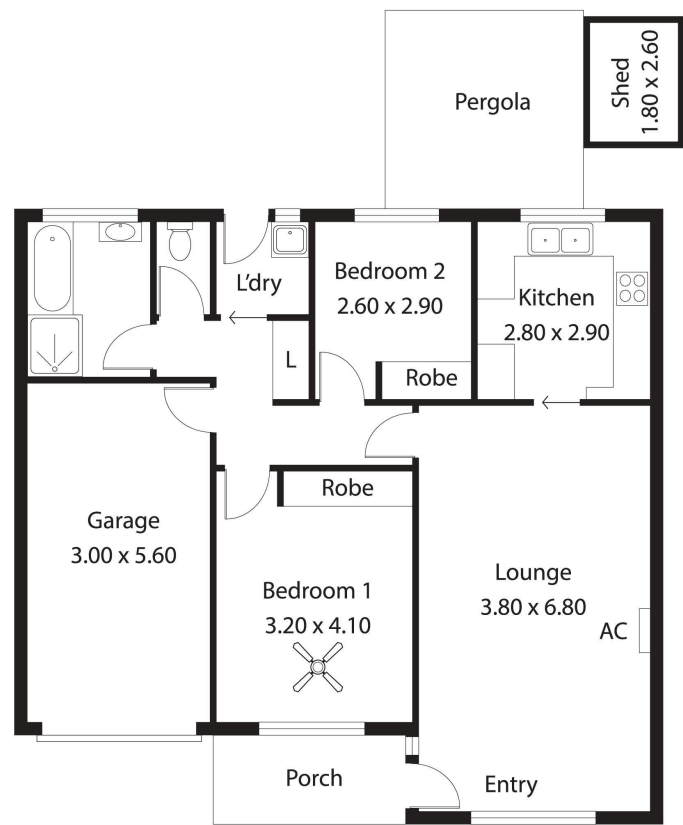
- Building Area: 89.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage







3/44 Coorara Avenue,  
PAYNEHAM SOUTH



Living:	76.00SQ.M
Garage:	16.00SQ.M
Pergola:	10.05SQ.M
Porch:	4.37SQ.M
Shed:	4.68SQ.M
<b>TOTAL:</b>	<b>111.10SQ.M</b>



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