

**1/2 Dumbarton Avenue, Edwardstown, SA 5039**



**Sold Townhouse**

Tuesday, 15 August 2023

1/2 Dumbarton Avenue, Edwardstown, SA 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 380 m2**

**Type: Townhouse**



**Brett Brook**

0413664434

**\$630,000**

Offering a sun-soaked interior and low-maintenance living, this exceptional townhouse needs to be seen to be appreciated. Tasteful appointments accentuate a superb double-storey layout, sure to please first-home buyers, downsizers who don't want to compromise on space and investors as this property is currently tenanted until May 2024. Set on an easily maintainable 380 sqm (approx), enter to discover beautiful floating floors throughout and a neutral sun filled colour palette. Boasting a large living area with split system air conditioning, a separate dining area and an ultra modern kitchen with stone benchtops, dishwasher, oven, induction cooktop, sleek white subway tiles and a trendy island bench, for casual meals and Friday night drinks. Nestled in seclusion from the main living areas beneath soaring vaulted ceilings, the second level comprises three bedrooms, each fitted with ceiling fans and adorned with plush, comfortable carpets. Bedroom two is complemented with a built-in wardrobe and bedroom three is complete with a built-in desk, offering an excellent home office or third bedroom. Sure to please the heads of the house, the master suite stands out with its generous size, featuring a walk-in wardrobe and a private balcony-making it an ideal spot to relish the beauty of the morning sun with a cuppa or enjoying a glass of wine in the evening. The main bathroom features dual access, serving both as an ensuite to the master bedroom and easily accessible from bedrooms two and three. A refreshing modern colour scheme gives this area a clean and bright ambiance. The bathroom is equipped with a shower, built-in bath, toilet, and vanity storage. Indoor to outdoor living will be a breeze with a glass sliding door offering a seamless transition to your paved alfresco area, framed with beautiful low maintenance Elephant Ears, offering a tranquil backdrop to your outdoor oasis. Further on discover the large irrigated lawn area and raised veggie garden; an absolute rarity when it comes to Townhouse living! The garden is fully fenced, providing peace of mind for your fur friends and if you've got a trailer or a boat and need somewhere to store them all safely, the hunt stops now! This property offers dual access from both Dumbarton Avenue and also Railway Terrace with a carport providing secure parking for up to 2 vehicles, or room for all your storage needs; the final box ticked for that lifestyle you've been waiting for. More reasons to love this opportunity:- Solid brick 1993 built townhouse on Strata Title- Split system a/c on lower level & wall unit in master - Luxury vinyl flooring on ground floor - Laundry with built-in cupboard and outdoor access - Second separate toilet on ground floor for convenience - Second floor with vaulted ceilings - Large raised garden bed with 2 fruit trees- Gas hot water system - Dual access from Railway Tce and Dumbarton Ave- Single car carport with additional storage section - Short walk to Castle Plaza Shopping Centre- Moments from South Road shopping and bus routes- 8 minute walk to Woodlands Park train stop for an easy commute to the CBD - Surrounded by local cafes and specialty shops Specifications: Council rates: \$310.96 p/q SA Water supply: \$70.80 p/q SA Water sewer: \$79.50 p/q Emergency Services Levy: \$121.50 p/a Strata admin: \$262 p/q Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions RLA 276447.