

**1/25 Angus Avenue, Edwardstown, SA 5039**

**GaryJSmith**

**Sold Unit**

Tuesday, 5 September 2023

1/25 Angus Avenue, Edwardstown, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 107 m2**

**Type: Unit**



Chanelle Ais



Belinda Isaacs  
0432629575

## Contact agent

Positioned at the front of an immaculate group of just three, this stylishly updated freestanding single storey dwelling will be a favourite at first sight. Capturing that first morning light through its beautiful easterly bay window, an open living, dining and kitchen space upon entry also enjoys an idyllic outlook over the courtyard. Super sleek and contemporary, the clean-lined white kitchen will impress the keenest of home cooks with well-designed storage, island bench with pendant lighting, dishwasher, wall oven, double sink, large gas cooktop and mirrored splash backs. Sliding doors from the dining area open onto a generous lawn space with well-established yaccas adding a flush of greenery as well as incredible privacy; the perfect spot to unwind or entertain. Two bedrooms – each with ceiling fans and built-in robes – overlook the driveway and are serviced by a spotless central bathroom with shower, inset bath and convenient separate w/c. More you'll adore: - Ducted reverse cycle air conditioning - Secure garage with rear access + extra off-street parking - Second courtyard with northerly aspect - Separate laundry with storage and rear access Less than 7kms to CBD or sea, there's plenty to love about the location. An easy walk to the train or bus, you'll also find the revamped Edwardstown Oval, Castle Plaza, Forbes Shopping Centre, Avoca and Maid of Auckland Hotels, reserves, Forbes Primary School and It Takes A Village Café all accessible on foot. Investment or low maintenance live-in, there's everything to love about this one – don't miss it. Specifications: CT / 5097/220 Council / City of Marion Built / 1992 Title / Strata Strata Fee / \$315pq approx. SA Water / \$153.70pq approx. ESL / \$228.10pa approx. Gary J Smith You're Home RLA 150557