

1/33 Angus Avenue, Edwardstown, SA 5039



Unit For Sale

Monday, 11 December 2023

1/33 Angus Avenue, Edwardstown, SA 5039

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Brett Brook
0413664434

\$299,000 - \$325,000

Showcasing modern sophistication and seamless low maintenance living from every angle, this ground floor unit delivers the ultimate retreat in a highly convenient locale just 10 minutes from the Adelaide CBD, the beautiful beaches of Glenelg and walking distance to excellent local amenities. Presenting a sun filled open-plan layout, this home offers an ideal investment property ready for the rental market, an excellent starter for first-home buyers or an enviable low-maintenance downsizer. And with brand new hybrid timber flooring and fresh white walls throughout, you can move in without having to lift a finger! Stylishly renovated, step into the living room designed for year-round comfort with a split system air conditioner, seamlessly connected to the spacious kitchen and shared dining space. With abundant room for family and friends, this unit is the perfect home for those who love to entertain but also enjoy those quiet nights at home. The sleek kitchen is equipped for the keen cook with quality appliances including an electric cooktop, underbench oven, dishwasher, pura tap, 'easy keep' porcelain tile splash back, great storage and an excellent island bench, allowing you to craft delicious dishes while enjoying the company of your loved ones in the adjacent dining area. Two bedrooms provide excellent accommodation with built-in wardrobes and large windows allowing an abundance of natural light to stream through. The original bathroom maintains its charming character and offers laundry amenities. If you aren't completely sold just yet, you will be once you reach the oversized L-shaped yard. It's an absolute beauty! Although this space is common property, a secure fence offers privacy and with the carport only a few steps from the front door of your home, you will feel safe and secure at all times. With its central location and local amenities at arm's reach, you have just found yourself an absolute gem! Enjoy an easy walk to Castle Plaza Shopping Centre and Forbes Shopping Centre for all your weekly shopping needs and a stone's throw from the train for an easy, stress-free commute into the CBD. Approaching some hot summer days, enjoy the convenience of the close proximity to Glenelg Beach for weekend swims and Friday night drinks. All this, and just 10 minutes from Flinders Hospital and Flinders University, easily accessible via the train, talk about convenience! More reasons to love this unit:- Ground floor unit - Carport steps to unit - Spacious ceiling height - Open plan living, dining and kitchen - Modern kitchen with large breakfast bench to seat x3- Brand new hybrid timber flooring - Freshly painted white throughout - Containing fenced courtyard (common property)- NBN connected - Excellent Strata Group - Deadlocks on front and back door- Hot water system updated in 2019- Bike and walking trail along Railway Terrace that goes to City and Darlington Specifications: Property Type: Strata Title Strata Group: Best Strata Admin Levy: \$393.75 p/q Sinking Fund: \$31.25 p/q Council: City of Marion Council rates: \$294.60 p/q Water supply: \$74.20 p/q Sewer: \$79.50 p/q Emergency Services Levy: \$88.55 p/a 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.