

# 11/49 Angus Avenue, Edwardstown, SA 5039



## Unit For Sale

Thursday, 16 May 2024

11/49 Angus Avenue, Edwardstown, SA 5039

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Unit



Damien Willis  
0438859109



Ben Poland  
0413746776

**\$260k**

Auction Wed, 5th Jun - 12.30pm Under instructions from the Public Trustee Welcome to this charming 2 bedroom, 1 bathroom unit nestled in Edwardstown and just 8km from the heart of Adelaide. Situated at the front of a well maintained block of units, this property offers a fantastic opportunity for first-home buyers, savvy investors, or those looking to put their own personal touch on a fabulous property. A short walk to Castle Plaza and all that Edwardstown has to offer and situated just minutes from the train station you can be in the CBD in under 15 minutes. Full of renovation potential you can let your creativity flow and transform this property into a stylish apartment that reflects your personal taste - make this property your own. Features we love... - Close to public transport - Walking distance to Castle Plaza - Dedicated undercover car space - Strong growth potential - Great for first home buyers or seasoned renovators. CT Reference - 5038/990 Council - City of Marion Council Rates - TBA Emergency Services Levy - \$89.30 pa Year Built - 1972 Total Build area - 65m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403