

**2/33 Railway Terrace, Edwardstown, SA 5039**



**Unit For Sale**

Monday, 8 January 2024

2/33 Railway Terrace, Edwardstown, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Travis Denham



Michelle Draper  
0420278550

**\$329k - \$359k**

Travis Denham and Michelle Draper proudly present to the market, this low-maintenance two-bedroom unit located at 2/33 Railway Terrace, Edwardstown. Within close proximity to local amenities including shops, schools, cafes and public transport, this unit presents as the perfect opportunity for first home buyers, downsizers or savvy investors alike. Entering the home, you will notice the sleek timber flooring and picture windows throughout that fill the home with an abundance of natural lighting. The generous living area presents as the perfect spot to sit and enjoy your favourite films during those colder months, or just unwind at the end of a busy day. Moving through, you will find the fully functional kitchen that features ample cabinetry space, for all your storage needs as well as a spacious built-in pantry. Appliances include a four-burner gas cooktop with a range hood and an oven. Completing the home, are two quality bedrooms that are both reasonably sized, allowing ample space to customise each of the rooms as per your preferences. For all of your storage needs, the master bedroom includes a practical built-in robe. The layout of this floor plan is extremely functional as both bedrooms are within close proximity to the home's combined bathroom and laundry. Outside, you will find a lovely shared front lawn area that is fully fenced, for additional security as well as a single allocated carport, for storage of your vehicle. As far as location goes, it doesn't get much better than this! The home is within close proximity to a number of quality schools including Edwardstown Primary School, Black Forest Primary School, Emmaus Christian College and Plympton International College. A short drive will land you at Flinders University, Flinders Hospital and Westfield Marion Shopping Centre. There is also a number of quality parks and reserves surrounding the home to enjoy. Public transport to and from home will be a breeze as you are just minutes away from Edwardstown Railway Station and a number of bus stops - there is no doubt that this home is in an exceptionally convenient location. It doesn't get much better than this! Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. RLA 299713 Magain Real Estate - Brighton Independent franchisee - Denham Property Sales Pty Ltd