

**2/37 Lindsay Avenue, Edwardstown, SA 5039**

Smallacombe

**Sold Unit**

Friday, 22 March 2024

2/37 Lindsay Avenue, Edwardstown, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Bec Parker  
0407505286



Janet HansenSmith  
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**\$440,000**

STEP BACK IN TIME: 1966 GEM WITH SO MUCH POTENTIAL ~ HUGE ADDITIONAL STORAGE ROOM ~ IDEAL FOR TRADIES! This property offers an array of delightful surprises. Positioned with great street frontage on Russell Terrace, this unit boasts convenience at its core. Just a short walk to Castle Plaza and easy access with a 3-minute walk to Woodlands Park train station as well as options of bus stops, the location couldn't be more ideal. Inside, you'll find a spacious lounge and open plan living/kitchen overlooking the backyard. The master bedroom is impressive in size and conveniently adjacent to the bathroom featuring a bath. The spare bedroom has an air-conditioning unit to stay cool in the warmer months. The kitchen and meals area exudes a retro charm, equipped with gas cooking facilities and offering a pleasant view of the generously sized rear yard. Additional highlights include separate laundry facilities leading out to the expansive backyard, complete with an undercover entertainment area ~ perfect for hosting gatherings with friends and family. A bonus room with power provides versatility, whether you choose to utilize it as a home office, workshop, work from home space or as a storage paradise. The carport offers ample room for more than one car. Situated in a highly desirable location, surrounded by quality parks and reserves, there's plenty of green space to relish. This property presents the perfect chance for convenient living. Don't hesitate to seize this fantastic opportunity!

Council: City of Marion  
Council Rates: \$1,165.71 per annum  
SA Water: \$153.70 per quarter  
ESL: \$84.75 per annum  
Strata Rates: \$400.00 per quarter  
Year Built: 1966  
Zoning: Housing Diversity Neighbourhood