

**2/9 Edwards Street, South Brighton, SA 5048**

**HARRIS**

**Unit For Sale**

Saturday, 2 December 2023

2/9 Edwards Street, South Brighton, SA 5048

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sam Bennett  
0419610827



Kevin Renard  
0451401962

**\$500k-\$550k**

Best Offers By 12noon Wednesday 20th December 2023 (Unless Sold Prior) Nestled in the heart of South Brighton at 2/9 Edwards Street, this home unit is a testament to exquisite renovations and strategic positioning. Set within a secure gated community, this residence seamlessly combines convenience with aesthetic appeal, placing the beach at the end of your street for a truly relaxed coastal lifestyle. Key features of this beautifully revamped unit include:- Two bedrooms, with the main boasting a sleek block-out blind for added privacy.- Open-plan living area adorned with wood laminate flooring.- Modern white kitchen equipped with stone benches, a gas cooktop, dishwasher, and a rear courtyard outlook.- Renovated bathroom cleverly integrated with laundry space.- Private rear courtyard featuring a charming patio area and a refreshing vertical garden.- Single carport complemented by two bike racks. Further enhancing the allure of this residence are the additional benefits:- Built-in robes in each bedroom for organized storage.- Enjoy year-round comfort with reverse cycle air-conditioning and heating.- Stay connected with NBN connection.- Thoughtful design maximizes space utilization and storage options.- Secure remote control access to the gated driveway.- Currently rented until September 2024 at \$960 per fortnight Convenience takes centre stage, as leaving the car at home becomes a lifestyle choice. Brighton Central shopping center, the vibrant Jetty Road café strip, the sandy shores of the beach, and the train to the city are all just a short stroll away. Meanwhile, Westfield Marion, Flinders University, and Medical Centre are easily accessible within 5-10 minutes by car. Embrace a lifestyle where everything you need is within reach at 2/9 Edwards Street. Specifications: CT / 6194/122 Council / Holdfast Bay Zoning / General Neighbourhood Built / 1965 Council Rates / \$1,185.20pa Emergency Services Levy / \$115pa SA Water / \$153.70ppq Strata / \$365.11ppq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Brighton P.S, Darlington P.S, Seaview Downs P.S, Brighton Secondary School 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409