

28 Eden Street, Adelaide, SA 5000



Townhouse For Sale

Wednesday, 27 March 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 125 m2

Type: Townhouse



Cynthia Sajkunovic
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\$695k - \$745k

Offers Close Thu, 18th Apr - 12pm (usp) Providing perfect street frontage and valuable rear access with a roller door to the carport, neat paved rear yard & through to the sliding door entry into the home. Set behind a brick pillared fence including pedestrian gate & tiled floor terrace to the portico. Step inside to a fresh contemporary interior, featuring off-white wall decor, brand new floorboards & on-trend light fittings to the spacious, open plan living areas. The chic flooring flows through to a good size kitchen adj. dining, with sliding door access opening to private rear entertaining - perfect for 'al-fresco' dining. There is a guest w.c off the laundry. Modern self-patterned carpet lines the staircase, hallway & bedrooms. Both bedrooms are double in size and include a reverse-cycle split-system air-conditioner. The master bedroom offers a street outlook, with a set of classic French doors opening to a wide, tiled-floor balcony. The 2-way bathroom is ideally positioned between the two bedrooms, with the master offering en-suite access. Extensive linen storage is provided in the hallway. Extras include:- Ducted evaporative air-conditioning, 2 x reverse-cycle split-system air-conditioners, security screen door, new window treatments & clothesline. Central to everything - walk into the CBD, Central Market, Rundle Mall, the vibrant East End & tram taking you over to popular Glenelg beach. Certificate of Title - 5362/470 Council - Adelaide Zoning - CL - City Living MHI - Medium-High Intensity Year Built - 1985 Land Size - 125m² Total Build area - 151m² Council Rates - \$2,007.20 pa SA Water Rates - \$172.44 pq Emergency Services Levy - \$146.75 pa 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 275403