

**3/4 Calstock Avenue, Edwardstown, SA 5039**



**Unit For Sale**

Saturday, 9 December 2023

3/4 Calstock Avenue, Edwardstown, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 72 m2**

**Type: Unit**



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**\$380,000 - \$400,000**

Freshly painted and ready for occupancy, this well-maintained 2-bedroom unit is situated in the heart of Edwardstown, boasting a 4.2 kW solar inverter and panels. Part of a small community of four single-story units, this spacious residence offers both a sense of community and privacy. Bathed in natural light, the well-designed layout includes a spacious lounge, a kitchen/dining area, and two generously sized bedrooms. The bathroom features a shower and a separate bath for added convenience, and ample built-in storage keeps the living space organised. Facing north, the unit welcomes abundant natural light, enhancing its warmth and charm. The floating timber floors complement the overall aesthetic, and the split-system air conditioning ensures a comfortable temperature year-round. The property comes with easy-care front and rear yards, minimising the time spent on maintenance and allowing you to focus on activities that bring joy. Whether you're in search of a cozy home or a strategic investment, this Edwardstown gem is worth considering. Experience the perfect blend of modern living and convenience. Its close proximity to Castle Plaza, bus and train stations, Marion Shopping Centre, Flinders Medical Centre, and Flinders University ensures easy access to essential amenities.

**Key Features:** - Ideal for investment, downsizing, or as a first home- 4.2 kW solar inverter and panels- Part of a quiet complex of only four units- Cozy living, dining, and kitchen with ample natural light- Large main bedroom with built-in storage and fan- Central bathroom with retro tiles, shower, bath, toilet, and vanity- Separate laundry with backyard access- Reverse-cycle split-system air conditioning in the living area- Fuss-free, fenced courtyard with a clothesline- Convenient car park located in front of the unit- Located in a highly convenient location

**Built in:** 1973  
**Certificate of Title:** 5053/348  
**Council:** City of Marion Council  
**Council Rates:** \$1171pa (approx)  
**Strata:** \$407pq  
**ESL:** \$TBC pa (approx)  
**SA Water:** \$154pa (plus usage) (approx)  
**Rent Appraisal:** \$380 - \$400pw

**Nearby Conveniences & Attractions:** - Oaklands Wetland & Reserve (~36 min walk / 3 km) - Flinders University Tonsley campus (~3 km) - Westfield Marion Shopping & entertainment precinct (~6 km) - Flinders University Bedford Park campus & Flinders Medical Centre (~5 km) - Morphettville Racecourse (~4 km) - Shepherd's Hill Recreation Park & Sturt Gorge Recreation Park (~7 km) - Jetty Road Brighton (~8 km)- Glenelg's Jetty Road precinct with cafés, restaurants, bars, entertainment & shopping (~7 km) - Somerton Beach & John Miller Reserve (~6 km) - Adelaide CBD (~9 km)- Adelaide Airport (~9 km) - Belair National Park (20 km) - North Adelaide (~12 km)

For an inspection of this unique offering please click on the inspection link or contact us if times and days don't suit... those who hesitate, will miss out! You will need to register to view this property. Please click on the Book Inspection or Email Agent and we will respond with available inspection times. By registering, you will be informed of any updates about the inspection or any cancellations.