

**3/45 De Laine Avenue, Edwardstown, SA 5039**

**GaryJSmith**

**Sold Unit**

Tuesday, 15 August 2023

3/45 De Laine Avenue, Edwardstown, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Unit**



Chanelle Ais



Belinda Isaacs  
0432629575

## Contact agent

\$420,000 - \$440,000 Offers Close 20/7 @ 12pm Nestled at the rear of a quiet, spacious group of only four, this '90's homette offers an excellent investment opportunity or a perfect first home. Enjoy a world of convenience right at your fingertips. Within easy walking distance you'll find multiple local reserves, hotels, It Takes A Village Café, Edwardstown Railway Station and bus stops; Castle Plaza and Forbes Shopping Centres and the revamped Edwardstown Oval and Playground also close by, central to sea and CBD – 7kms to each. As you step inside, you're greeted by a generous double fronted living and dining room. Carpeted flooring and large picture windows create plenty of natural light and an inviting atmosphere. Off the hallway, you'll find two carpeted bedrooms, each equipped with ceiling fans. The master bedroom features substantial built-in robes, providing ample storage space and the original central bathroom is neat and tidy, boasting an inset bath, shower, and a separate toilet. Additionally, a spacious separate laundry offers valuable extra storage capacity. The well-proportioned kitchen, with its courtyard outlook, is functional and welcoming. Offering plenty of cupboard space and presents an opportunity for future upgrades. Outside, the property features multiple garden beds, including one under a pergola and another uncovered, both facing a sunny northerly aspect. This setup is perfect for passionate home gardeners or those interested in growing their own veggies. Alternatively, the garden beds can be easily maintained with low-care greenery. Currently rented to excellent tenants at \$350 per week until September 2023, this property is neat, tidy, and requires minimal maintenance. Don't miss the chance to see it for yourself and appreciate its charm. Specifications: CT / 5012/297 Council / City of Marion Built / 1990 Council / \$1175.30pa approx. Strata / \$460pq approx. SA Water / \$153.70 p/q approx. ESL / \$193.70 p/a approx. Gary J Smith You're Home RLA 150557