

36A De Laine Avenue, Edwardstown, SA 5039



Unit For Sale

Wednesday, 12 June 2024

36A De Laine Avenue, Edwardstown, SA 5039

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 115 m2

Type: Unit



Bronwyn Drabsch

\$645,000 - \$675,000

Centrally located between the city and the beach this modern homette is perfect for those downsizing, looking for a first home or perhaps an Adelaide base for the kids to live in while at University. It would also make a great addition to the investment portfolio. Situated on a community title in a well-maintained group of five, the home features two bedrooms (main with large built in robe and access to the two-way bathroom, second bedroom also has a built-in robe), gorgeous kitchen with ample storage, time-saving dishwasher, wall oven and microwave provision and breakfast bar, ideal for your friends to sit and enjoy a coffee or wine while you prepare dinner. The kitchen adjoins the spacious living area which opens out to the all-weather outdoor entertaining area and to your easy-care back garden, perfect for enjoying a barbecue with family and friends. There is a lock-up carport for one car plus room to park a second car off-street. Additional features include:

- Ducted reverse cycle air conditioning throughout
- Gas cooking and gas hot water service
- Separate laundry with good storage
- Floor to ceiling tiles in bathroom
- Handy second guest WC
- Roll down blinds to outdoor area

Situated approximately 400m to the Edwardstown Railway Station providing an easy commute into the CBD or to Flinders Universities and Medical Centres, plus you are approximately 1km to Castle Plaza Edwardstown and also close to several other fantastic shopping centres, great local public and private schools, several local cafes and pubs and all other necessary amenities. Be quick to avoid missing out on this little beauty.

RATES AND FEES: Council rates: \$1,376.23 per annum
SA Water - water rates: \$74.20 per quarter
SA Water - sewer rates: \$79.82 per quarter
Emergency Services Levy: \$93.45 per annum
Admin Levy: \$166.50.00 per quarter (funds in account as at 31/05/2024: \$3,404)
Sinking levy: \$18.00 per quarter (funds in account as at 31/05/2024: \$4,245)

OTHER INFORMATION: Council: City of Marion
Corporation manager: Best Strata
Year Built: 2019

THE FINE PRINT: Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.