

**9/38 De Laine Avenue, Edwardstown, SA 5039**

**HARRIS**

**Unit For Sale**

Wednesday, 6 December 2023

9/38 De Laine Avenue, Edwardstown, SA 5039

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type: Unit**



Jayden Finch  
0434644901



Tom Hector  
0423767967

**\$299k-\$319k**

Primed for a lifestyle of everyday convenience, as well as a whisper-quiet and secure setting set back from the street, 9/38 De Laine Avenue sparks instant appeal with a stress-free property that'll spring you from the rental world and straight into much-awaited home ownership. Neat as a button and light-filled to match, enjoy a lovely open-plan living zone of surprising spaciousness, flowing through to a cosy meals and stylish modern kitchen flush with great bench top space and gleaming stainless appliances for deliciously easy cooking. With a charming alfresco inviting all-weather relaxing – picture morning coffee time and sunny weekend lunches to become welcome new routines. Handy built-in robes and ceiling fan add function and feature to the large main bedroom, and alongside the light and airy bathroom and laundry combination, there's a delightful level of comfort here that first-time buyers will quickly come to savour. Nestled too in this thriving pocket of the south, stroll to local cafés and popular pubs for easy eats, find city-bound public transport with Edwardstown Train Station around the corner to zip to the CBD in a flash, while the bustling Castle Plaza ticks all your everyday essentials just 1.3km from your front door. Wonderfully positioned and an affordable entry to boot – blink and you'll miss it! Features you'll love: – Light and bright open-plan entertaining flowing over durable hybrid floors and wide windows to with view into the private front yard – Cosy meals zone and stylish modern kitchen featuring fantastic bench top space, abundant cabinetry and stainless appliances including dishwasher – Charming outdoor alfresco and courtyard with all-weather pergola and handy storage shed – Large bedroom featuring BIRs and ceiling fan – Generous bathroom and laundry combination, and split-system AC in main living – Undercover car space, securely set back from De Laine Avenue. Location highlights: – Popular local cafés and pubs a leisure stroll from your front door – 450m to Edwardstown Train Station for traffic-free, city-bound commutes – 2-minutes to the bustling Castle Plaza & Target for all your shopping needs, as well as a range of delicious eateries – 10-minutes to the vibrant Jetty Road Glenelg and only 5km to Adelaide CBD. Specifications: CT / 5021/110 Council / Marion Zoning / GN Built / 1969 Council Rates / \$1,170.33pa Strata Manager / Unit Care Services, Strata Corporation 5232 Strata Rates / \$292.73pq admin levy and \$163.77pq sinking levy Strata Info / 10 units, no pets, visitor car parking available Emergency Services Levy / \$117.35pa SA Water / \$153.70pq Estimated rental assessment / \$360 to \$390 per week / Written rental assessment can be provided upon request. Nearby Schools / Forbes P.S, Edwardstown P.S, Plympton P.S, Plympton International College, Springbank Secondary College, Mitcham Girls H.S. 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