

**15/33 Angus Avenue, Edwardstown, SA 5039**



## **Apartment For Sale**

Wednesday, 10 July 2024

15/33 Angus Avenue, Edwardstown, SA 5039

**Bedrooms: 2**

**Bathrooms: 1**

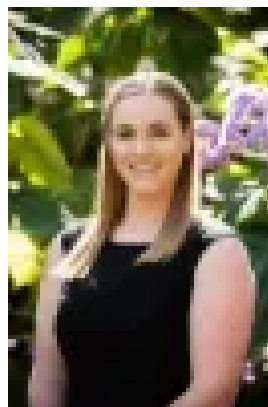
**Parkings: 1**

**Area: 71 m2**

**Type: Apartment**



Brenton Dowden  
0883625160



Liana Wesselingh  
0883625160

## Best offers 23rd July 2024 12pm

This delightful 2-bedroom apartment is perfect for first-time buyers or investors. The master bedroom features floor-to-ceiling built-in robes, providing ample storage space. The kitchen is neat and tidy, with extra storage around the side for pantry items. The living room boasts attractive floating floorboards, creating a warm and inviting atmosphere. Enjoy your morning coffee or evening relaxation on your very own private balcony. The split system reverse cycle air conditioner ensures year-round comfort. The bathroom is well-maintained and tidy, ready for you to move in and enjoy. Additionally, the property includes off-street undercover parking for one car, offering convenience and security. Positioned on the second level, this unit offers unparalleled convenience, close to everything you need. Whether you're looking to enter the property market or seeking a great investment opportunity to enhance your portfolio, this apartment is an excellent choice. Extra features: - Good storage - Breakfast bar built in - Off street carpark - Split system AC unit Location second to none! With a short walk to the railway station, you'll have easy access to the Adelaide CBD. The unit is also conveniently situated within walking distance to Castle Plaza Shopping Centre, featuring Coles, Foodland, and various specialty shops. Plus, it's just a short drive to Westfield Marion and only 15 minutes to the Adelaide CBD. Council | City of Marion Zone | General Neighbourhood- GN House | 71m<sup>2</sup>\* Council Rates | \$291.00\* per quarter Strata | \$425.00\* per quarter Sewerage | \$79.50\* per quarter Year Built\* | 1973