

**2/6 Adelaide Terrace, Edwardstown, SA, 5039**



**Apartment For Sale**

Saturday, 10 August 2024

2/6 Adelaide Terrace, Edwardstown, SA, 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Where Convenience Meets Low Maintenance Living...

Welcome to a life of low-maintenance, hassle-free living in the heart of Edwardstown! Located just moments from all your essential amenities and nestled within a well-maintained community, this property is an ideal opportunity for first-time homebuyers, savvy investors, or anyone looking to enter the property market.

Inside, discover the open-plan, light-filled living, kitchen, and dining area with a split system air conditioner that ensures year-round comfort. Down the hallway, find two spacious bedrooms, both featuring built-in wardrobes for ample storage solutions. Conveniently located nearby is a well-appointed bathroom with laundry facilities.

Outdoors your private courtyard awaits, with a storage shed for added practicality, this space is ideal for enjoying your morning coffee in peace. As an added convenience, enjoy exclusive access to a private parking spot, offering peace of mind and hassle-free parking.

A short 10-minute drive brings you to the pristine beaches of Adelaide, offering the perfect escape for weekend retreats. Meanwhile, the bustling CBD awaits just 5 km away, while Castle Plaza stands conveniently at your doorstep. Additionally, the Southern Expressway lies a mere 5-minute drive away, providing a swift passage to the renowned wine region of McLaren Vale, where weekends are spent indulging in fine wines and exquisite dining experiences. Enjoy the close proximity to Edwardstown and Forbes Primary Schools, complemented by zoning for Hamilton Secondary College, ensuring excellent schooling opportunities.

More reasons to love this unit:

- Strata title
- Set back from the street
- Open-plan living, kitchen and dining area
- Kitchen with ample storage solutions and quality appliances
- Two spacious bedrooms with built-in wardrobes
- Bathroom with laundry amenities
- Split system air conditioner
- Courtyard with garden shed
- North-facing orientation for warmth.
- Main windows have security shutters.
- Polished solid wood floors
- New gas continuous hot water system
- Neat and well-maintained group
- 100m or 2 min walk from Woodlands Park Train station

Specifications:

- Strata Admin \$450pq
- Strata Sinking \$104pq
- Council Rates \$292pq
- SA water supply charge is \$74.20pq, SA Water sewerage charge is \$79.50pq
- Water usage is included in the Strata Admin

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 RLA 276447.