

**1/383 Cross Road, Edwardstown, SA, 5039**



**House For Sale**

Saturday, 14 September 2024

1/383 Cross Road, Edwardstown, SA, 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Steve Krause  
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**Larger than most in prime position between city and sea!**

An excellent opportunity for first home buyers, downsizers or investors to buy into an ultra-convenient location. This unit is currently tenanted for \$460 per week.

This first-floor unit offers a comfortable and tidy living space featuring a split system A/C for climate control, ensuring comfort year-round. with two spacious bedrooms the main equipped with built-in robe, boasting a large kitchen and separate private laundry for added convenience. Security shutters on windows are great for added peace and quiet and plantation shutters add that touch of class!

Your undercover car park space is conveniently situated directly behind the unit, making parking hassle-free.

Enjoy your own North facing private balcony in this ideally located, ultra-convenient spot, close proximity to quality schools and local shops. Be spoilt for choice with your pick of public transport options, whether you choose to take the bus or train and even within easy walking distance to the city to Bay tram.

Don't miss your opportunity to view this property at the first open inspection on the 21st September. Best Offers By 8th October 2024, Unless Sold Prior.

CT Reference - 5049/811

Council - City of Marion

Council Rates - \$1,223.83 pa

Admin Fund - \$365.00pq

Sinking Fund - \$95.00pq

Year Built - 1971

Home size - 78m2

All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate, and details intended to be relied upon should be independently verified

RLA 310071