

**RES 3/23 Emerald Street, Edwardstown, SA 5039**



**Sold Unit**

Wednesday, 7 February 2024

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**Bedrooms: 2**

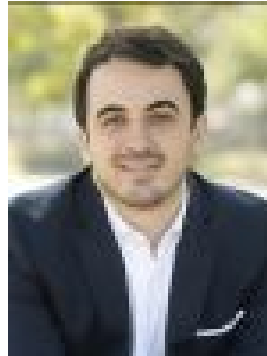
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Thanasi Mantopoulos  
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Justin Peters  
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**\$305,000**

Securely set back in a cul-de-sac, this two bedroom unit offers an excellent opportunity for couples looking to downsize, first home buyers to break into this tough market, or an investor looking to put a quality property into a growing portfolio. Located just 7km from both the city & the beach and within close proximity to Castle Plaza Shopping Mall, public transport and Edwardstown Primary School. Key features- Ground floor unit- Master bedroom with built-in robes & ceiling fan- Open plan living and dining with split system a/c- Bathroom with toilet & laundry provisions- Spacious lounge room with ceiling fan- Kitchen with electric cooktop and ample cabinetry space- Single carport for one car- Close to Castle Plaza Shopping Mall and public transport- Only 7km to the city and the beach

Specifications  
Title: Strata  
Council: City of Marion  
Strata rates: \$589pq (approx)  
Council rates: \$1,168.02pa (approx)  
ESL: \$89.30pa (approx)  
SA Water & Sewer supply: \$153.40pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629