

**2/177 Angas Street, Adelaide, SA 5000**



**Unit For Sale**

Sunday, 23 June 2024

2/177 Angas Street, Adelaide, SA 5000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 90 m2**

**Type: Unit**



Alistair Loudon  
0481361617



Wilson Bock  
0438904444

**\$480k - \$520k**

Offers Close Tue, 9th Jul - 12pm Kick the suburban boredom to the curb and hit the ground running with this neat, no-fuss city pad that unlocks those East End perks, from Hutt to Rundle and back again, without a single set of car keys in sight. A strong history as an Airbnb rental is food for thought should this be the next notch in your property portfolio, raring to fill up its calendar over those 'mad' months. If you (or your tenants) do happen to drive, there's a carport to go with its spacious main living zone, fully-furnished and fully-equipped open-plan kitchen, spacious bedrooms, reverse cycle comfort and secure front and rear access via its valuable ground floor position. The true value lives in its supreme locale, just a short jog from Victoria Park and a stroll from the Adelaide Central Market, a Fringe show, Calvary Hospital and Hutt Street's thriving bars, hip cafes and buzzing restaurants. The best corner of town is calling your name. - ? Ideal for downsizers, professionals or astute investors - ? Secure gated entry to the group - and your carport - ? Open-plan living - ? Spacious bedroom - ? Efficient split r/c for year round comfort - ? Ideal for singles, couples, downsizers and professionals - ? Ready to reside in or rent out - ? Metres from public transport - ? A short walk from Rundle Street/Mall and Victoria Park

CT Reference - 5454/772 Council - Adelaide Council Rates - \$1,843.80pa Strata Levies - \$690.05 pq Land Size - 100m<sup>2</sup> approx. Year Built - 1997 Total Build area - 90m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403