



2/47 Angus Avenue, Edwardstown

A Stylish Starter....

From the moment you arrive, this charming unit makes you feel right at home. Welcomed by a private paved front courtyard, the property offers a wonderful combination of comfort, convenience and low maintenance living.

Step inside to a beautifully presented interior, freshly painted throughout and enhanced by new timber look laminate flooring, creating a fresh, bright and inviting atmosphere.

The spacious open plan living and dining area provides plenty of room to relax and entertain, complete with a reverse cycle split system air conditioner for year round comfort.

The updated kitchen is both stylish and practical, offering generous storage and an electric stove, while the adjoining separate laundry features a convenient workbench.

Both bedrooms are well proportioned and filled with natural light with built-in wardrobes providing excellent storage. The renovated bathroom adds further appeal with a separate shower and full size bath.

Step outside to the private rear courtyard, your own peaceful retreat -

2 1 1

FOR SALE

\$590,000

VIEW

Sat 10th Oct @ 3:00PM - 3:30PM

AGENTS

Jarad Henry
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Debbie Mundy
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AGENCY

LJ Hooker Glenelg | Brighton
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



perfect for enjoying your morning coffee, entertaining friends or simply unwinding at the end of the day.

Additional Features:

- Allocated carport conveniently located at the end of the driveway
- Excellent storage options throughout
- Easy access to public transport, including bus and train services
- Conveniently located close to the CBD, Castle Plaza, Flinders University and medical centres
- Just a short drive to some of Adelaide's popular beaches, cafes and coastal attractions

Currently leased for \$500 per week, the property is secured on a fixed term tenancy agreement through to February 2027, providing an attractive opportunity for investors seeking an immediate rental return.

A wonderful opportunity for those seeking a comfortable, conveniently located home or a sound addition to their investment portfolio. Don't miss your chance to make this delightful unit your own!

Property Details:

Council: Marion

Council Rates: \$1349.05pa

SA Water: \$705.20pa

Community Fees: \$175pa

House Size: 69sqm

Year Built: 1963

For further information please contact Jarad Henry or Debbie Mundy.

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Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

MORE DETAILS

Property ID QG1GW0
Property Type Unit
House Size 69 m2

Jarad Henry 0418 842 701

Principal | Auctioneer | Sales Consultant |
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Debbie Mundy 0401 597 482

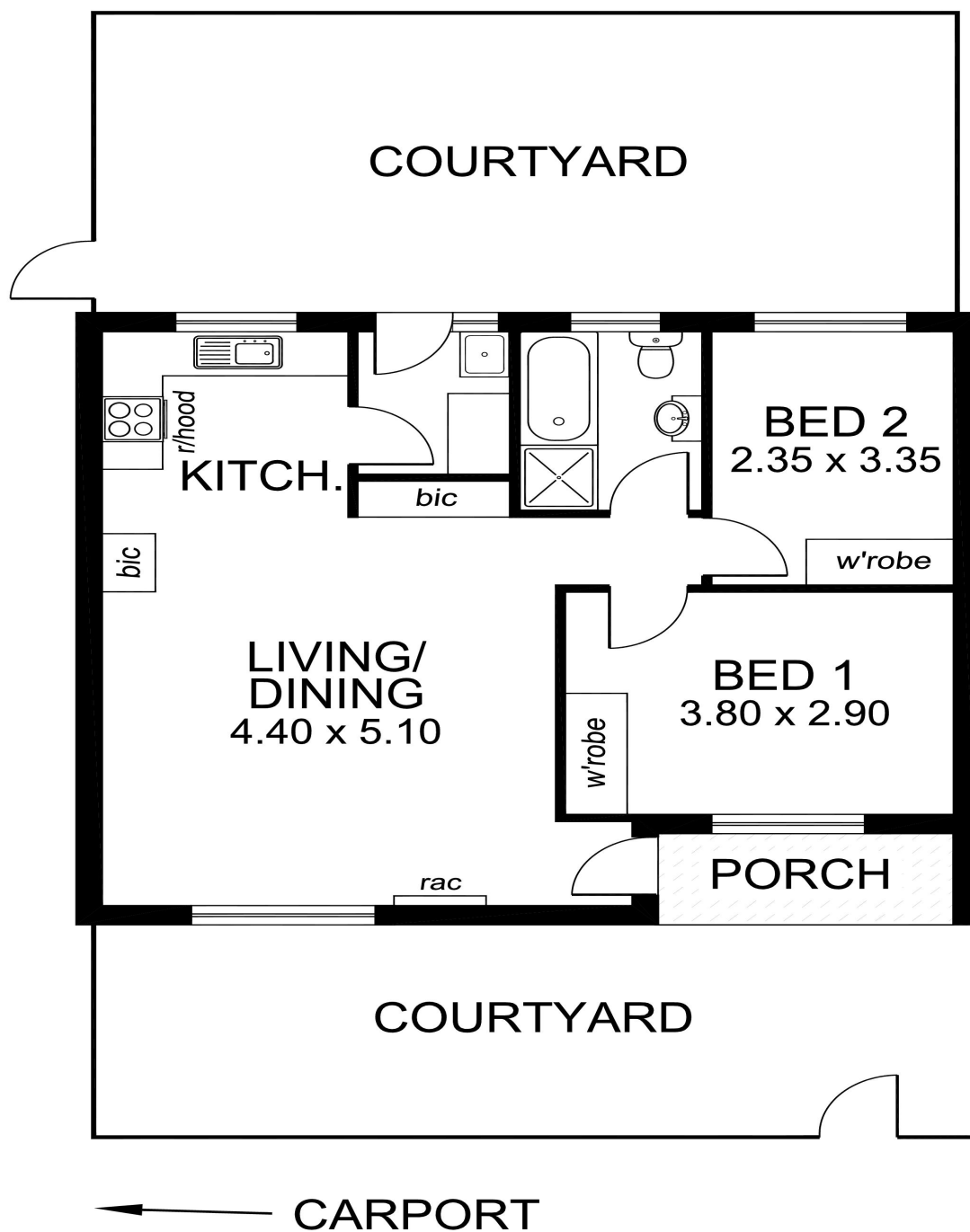
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TOTAL AREA: (Estimate only)	69.31m ² /7.45sqs
	(incl. porch)

This drawing is for illustration purposes only.
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