

Goodwood, 5/18 Angus Street

Updated Two-Story Townhouse in a Sought-After Inner-City Location

Nestled at the back of a small group of 5, this uniquely designed two storey townhouse offers spacious accommodation and is set in an outstanding location - ideal for those wanting a lock up and leave lifestyle but with a bit of space!

The ground floor offers a spacious living and meals area, with a split system air conditioner. The modern kitchen is equipped with ample bench and storage space, plus a dishwasher and gas cooktop.

Heading upstairs, the two bedrooms are both fitted with ceiling fans and built-in wardrobes, and the master has access to a private balcony. The bathroom includes convenient washing machine provisions.

You'll love spending weekends entertaining under the verandah, which is surrounded by



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$535,500

View
ljhooker.com.au/XEGHDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me
Symeon Eftimiou
08 8352 7111
symeon@ljhooker.me

LJ Hooker Mile End | Woodville
(08) 8352 7111

garden beds that are ready for you to transform into your own back yard oasis. Off-street parking is available for 1 vehicle.

Conveniently located within walking distance of a vibrant section of Goodwood Road, featuring delightful cafes, restaurants, the iconic Capri Theatre, a local IGA, and other essential amenities. On the other side, King William Road offers a variety of dining experiences. Enjoy seamless access to public transport, with Goodwood train station, tram, and bus stops just moments away. Excellent schooling options nearby including Goodwood Primary School, St Thomas School, and is zoned for Glenunga International High School.

Key Features

- Spacious living and meals area with a split system AC
- Modern kitchen boasting ample storage, gas cooktop and dishwasher
- Two good sized bedrooms, both with ceiling fans and built-in wardrobes
- Master bedroom with access to a private balcony
- Bathroom upstairs with washing machine provisions and floor to ceiling tiling
- Undercover entertaining area
- Simple garden beds
- 1 off-street undercover parking space
- Floating floors downstairs, cosy carpets upstairs
- Staircase with quality timber floors

Specifications

Title: Strata Title

Year built: c1973

Council: City of Unley

Council rates: \$1,027.15pa (approx)

ESL: \$117.35pa (approx)

SA Water & Sewer supply: \$165.55pq (approx)

Strata rates: \$603pq (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



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More About this Property

Property ID	XEGHDM
Property Type	Townhouse
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Window Treatments

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Sales Executive | thanasi@ljhooker.me

Symeon Eftimiou 08 8352 7111

Sales Executive | symeon@ljhooker.me

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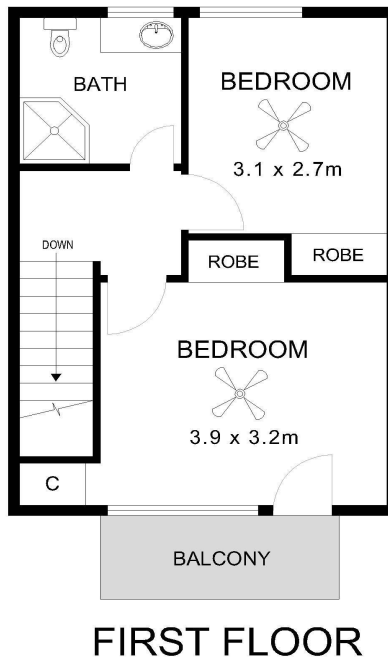
206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au

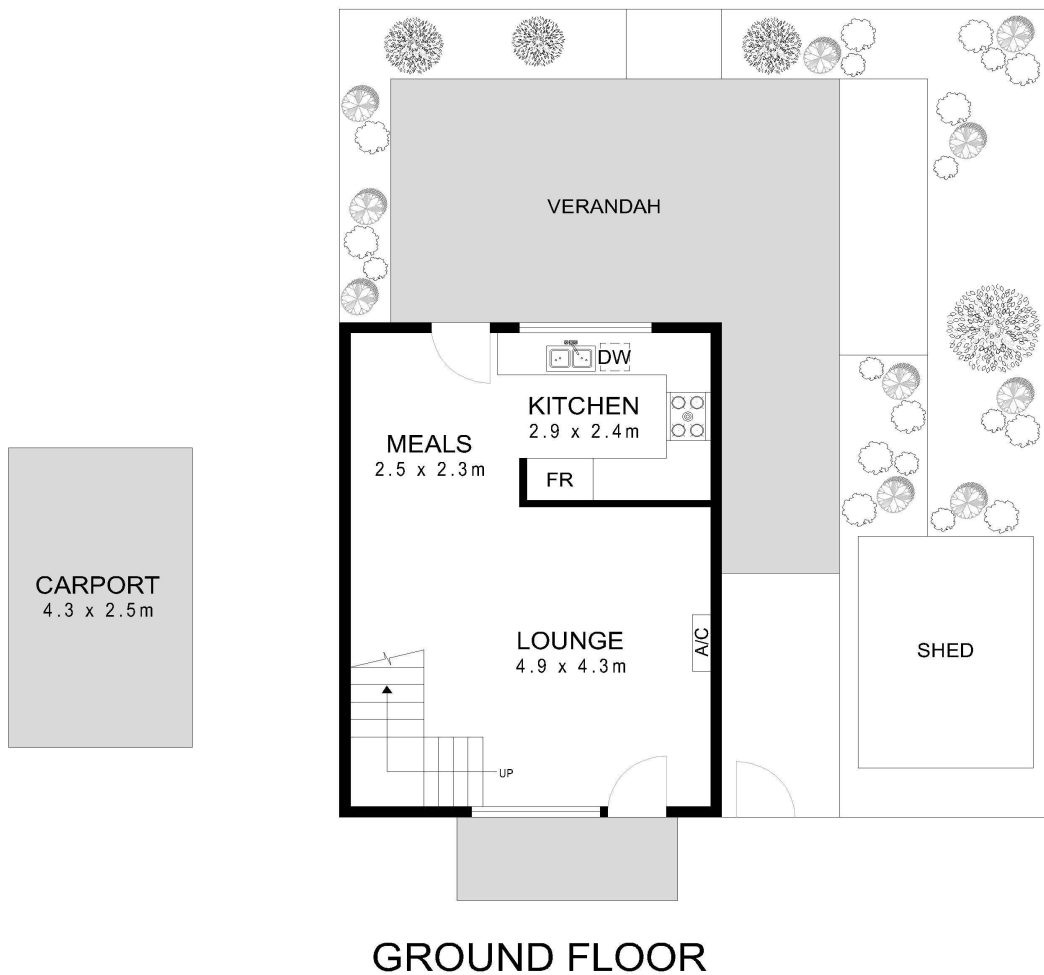


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Approx Gross
Ground Floor = 33m ²
First Floor = 35m ²
Garage = 11m ²
Verandah = 27m ²
Balcony = 4m ²
Porch = 4m ²
Total = 114m ²



18 Angus Street Goodwood

For Illustrative purposes only. All measurements are approximate.
Andrew Waters Photography