

**16/49 Angus Avenue, Edwardstown, SA, 5039**

**Apartment For Sale**

Thursday, 28 November 2024

16/49 Angus Avenue, Edwardstown, SA, 5039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Declan Robertson

## Exceptional Opportunity in Edwardstown

PRICE STATEMENT: \$340,000 - \$360,000

Positioned in the desirable suburb of Edwardstown, this beautifully updated 2-bedroom unit offers an exceptional opportunity for first home buyers or investors seeking low-maintenance living in a prime location.

With a land area of 67.5 m<sup>2</sup>, this property has been thoughtfully updated to ensure comfort and convenience. The light-filled, open-plan living, dining, and kitchen area offers a welcoming space for residents. Recent improvements include polished floorboards throughout, built-in robes with full-length mirrors in both bedrooms installed just two years ago, and a split-system air conditioner/heater with remote control installed last year. Additionally, the property was repainted two years ago, ensuring a fresh and modern feel.

### Location

Perfectly located just 6 km from Adelaide CBD and 7 km from Glenelg Beach, the property is in close proximity to Castle Plaza Shopping Centre, Edwardstown Railway Station, and Westfield Marion. Residents will also benefit from nearby shops, cafes, and public transport options on South Road.

### Property Highlights

- ☑ Solid double-brick construction in a well-maintained strata group
- ☑ Light-filled open-plan living, dining, and kitchen area
- ☑ Two spacious bedrooms with polished floorboards and built-in robes with mirrors
- ☑ Well-appointed bathroom
- ☑ Split-system air conditioner/heater with remote control installed in 2023
- ☑ Completely repainted ceilings and walls in 2022
- ☑ Modern upgrades including a new rangehood, curtains, blinds, switchboard, and smoke alarm
- ☑ One carport for off street parking

Whether you're an investor seeking reliable returns or a home buyer looking to establish roots in a vibrant community, this unit offers excellent value and potential for growth. Don't miss this fantastic opportunity in Edwardstown!

### Disclaimer:

All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee its accuracy, and interested parties should seek their own advice. (RLA: 281342, 270735)