

**18 Angus Ave, Edwardstown, SA, 5039**

**NOAKES  
NICKOLAS**

**House For Sale**

Sunday, 3 November 2024

18 Angus Ave, Edwardstown, SA, 5039

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## North-facing Character with a Bountiful Backyard.

Best Offers By 18/11 - (Unless Sold Prior).

Starring a string of updates and turn-of-the-century glamour, this c1900 residence proudly offers room for a family, entertaining capacity and a cosmopolitan position with loads of future potential.

Behind a beautiful character frontage refreshed by cream and green hues, the front porch basks in the sun of its northern orientation, before the three-bedroom footprint welcomes with its perfect fusion of past and present.

Evident from the charming living space to the remodelled dine-in kitchen fitted with Baumatic oven, gas cooktop and Bosch dishwasher, the harmonious blend carries through to a bountiful backyard beaming with entertainment, ample off-street parking and a healthy dose of lush lawn.

Just a short stride from your morning coffee at It Takes A Village, a swift city connection via Edwardstown train station, hours of fun at Jervois Street playground and every shopping amenity of Castle Plaza there's so much more to discover from Angus Avenue.

### Features

- Dual carport behind auto roller door
- Rear double garage with workbench
- Built-in robes to each bedroom
- Federation-style bathroom
- Outdoor bar
- Ducted air conditioning & ceiling fans
- Updated laundry, flooring & plantation shutters
- 2.9m ceilings
- Irrigated rear gardens
- 5x plumbed RWTs

### Lifestyle

- 300m to Edwardstown train station
- Footsteps to Jervois Street Playground, Edwardstown Memorial Oval & AA Bailey Reserve
- Zoned for Plympton International College, plus footsteps to St. Anthony's, Forbes & Edwardstown Primary
- Within 15-minutes of the metro coastline, Westfield Marion, Adelaide Airport & CBD

### Rates

- Council \$1833PA
- SA Water \$191PQ
- ES Levy \$155PA
- City of Marion
- Torrens Title
- 1900

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