

1/12 Chetwynd Street, West Beach, SA 5024



Unit For Sale

Thursday, 1 February 2024

1/12 Chetwynd Street, West Beach, SA 5024

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 103 m2

Type: Unit



Matt Plumridge
0452348007



Phil Tropeano
0436003413

Auction On-Site Sunday 18th February 1:00PM

A sea breezy location pairs with low maintenance living to deliver this two bedroom unit with a salty personality! A minute's walk from the sparkling beachfront, this bold coastal home has been transformed from its original c.1972 colonial comforts into an open plan, indoor/outdoor, stylish seaside sanctuary, perfect for nesting, investing or downsizing. The exciting revamp utilised the street front aspect to create a fabulous private patio, paved for no-maintenance living and complete with a Bali hut and generous space for relaxed entertaining. The living area and primary bedroom each access the patio through bay-windowed double glass doors adding to this home's laid-back holiday vibe while inviting abundant natural light. A split system air conditioner, ceiling fan and wall-to-wall built-in robe adorn the spacious main bedroom, with a striking bathroom/laundry combo and a separate w/c servicing the main and second bedrooms. In a location sure to attract summertime visits from friends and family, a top shelf entertainer's kitchen is a must-have. This spacious kitchen has all the ingredients you need to create endless gourmet feasts - a suite of stainless appliances, a custom-designed butler's pantry and a mobile island bench. Further highlights include:

- A single carport with roller door plus driveway parking
- Sublime open plan living and dining space
- Split system air conditioning in the living area and primary bedroom
- Ceiling fans in the living area and both bedrooms
- Rear courtyard with a sizeable garden storage shed
- Fully tiled main bathroom with a laundry nook
- Plenty of built-in storage
- Carpeted bedrooms and polished timber floors in the living area
- Nestled between the beachfront and expansive local reserves, with city views
- Walk to the newly refurbished West Beach Surf Club
- Just 1.5km to West Beach Primary School
- Zoned Henley High School
- Nearby to local shopping on Burbridge Road

A vibrant first home entry into exclusive beachside living, an easy investment or a stylish downsizer - this unit is the ultimate crowd pleaser. Currently tenanted at \$570.00 per week until September 2024. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | CHARLES STURT Zone | WN - Waterfront Neighbourhood Land | 297sqm (Approx.) House | 103sqm (Approx.) Built | 1972 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa