

1/16 Almond Grove, Glandore, SA 5037



House For Sale

Thursday, 4 April 2024

1/16 Almond Grove, Glandore, SA 5037

Bedrooms: 2

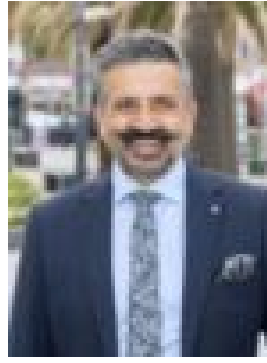
Bathrooms: 1

Parkings: 2

Type: House



Wayne Tuong
0420351001



Nazz Mina
0451517138

Auction (USP)

Welcome to this trendy 2-bedroom unit, an ideal haven for first home buyers, down-sizers, and savvy investors. Tucked away conveniently between the vibrant CBD and the serene Glenelg Beach, this property offers the best of both worlds. As you step into this secure abode, you're greeted by a charming front garden and a surrounding fence, ensuring both privacy and tranquility, whilst sleek floorboards throughout the home add a touch of contemporary flair. The open-plan living and dining area boast a spacious layout, accentuated by a grand bay window that floods the room with natural light, creating an inviting atmosphere for relaxation or entertaining guests. The heart of the home lies in its updated modern kitchen, complete with sleek stainless steel appliances and plenty of storage space. Two generously sized bedrooms await, each fitted with built-in robes, offer ample storage space and a cosy ambiance. The main bathroom, servicing both bedrooms, features a large shower, catering to your everyday needs with style and functionality. Step outside to discover a paved undercover courtyard, perfect for alfresco dining or unwinding with a morning coffee in your private outdoor oasis. Additional features such as air conditioning in the living area and one of the bedrooms ensure year-round comfort, while a single garage provides convenient parking and storage options. The prime location of this property is unbeatable, with easy access to both the bustling city centre and the sandy shores of Glenelg Beach. The Beckman Street Tram Stop is just a short drive away, connecting you to various destinations with ease. Nearby shopping centres like Kurralta Central and Castle Plaza cater to your everyday needs, while Westfield Marion offers an array of retail options. Families will appreciate the zoning to Black Forest Primary School and Adelaide Botanic High School, and the close proximity to other quality schooling options like Immanuel College and Sacred Heart College. What we Love: • Secure 2-bedroom unit • Well-established front garden with low maintenance • Polished timber floorboards throughout • Open plan living and dining area • Large bay window filling the room with natural light • Updated modern kitchen with stainless steel appliances • Two spacious bedrooms each with built-in robes • Built-in robes in both bedrooms • Main bathroom with a large shower • Paved undercover private courtyard area • Air conditioning in living area and one bedroom • Single garage for parking and storage • 3.12kW Solar system • Conveniently located between CBD and Glenelg Beach • Close proximity to Beckman Street Tram Stop • Nearby shopping centres: Kurralta Central, Castle Plaza, Westfield Marion • Zoning to Black Forest Primary School and Adelaide Botanic High School • Other quality schooling options nearby: Immanuel College, Sacred Heart College

Auction: Saturday, 20th April 2024 at 12:00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.