

**1/2 Fifth Avenue, Glenelg East, SA 5045**

**HARRIS**

**Unit For Sale**

Tuesday, 19 March 2024

**1/2 Fifth Avenue, Glenelg East, SA 5045**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Karen Dorman  
0412095970



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0430006282

**\$530k-\$560k**

Best Offers By 10am Monday 8th April 2024 (Unless Sold Prior) Welcome to your opportunity to invest in an immaculately presented 2-bedroom C1970's unit nestled in the heart of Glenelg East. Situated at the rear of a group of five units and offering 2 undercover car spaces this unit offers privacy and comfort, making it an attractive prospect for both homeowners and investors alike. From its surprisingly spacious lounge room, this solid-brick two-bedroom haven is light-filled proof that not all units are created equal. The functional kitchen - featuring plenty of storage and a view to the rear private courtyard and its pergola - is also a good size, not to mention a great opportunity to add value when you're ready to renovate it. Enjoy the luxury of your own private courtyard, perfect for relaxing outdoors or entertaining guests adding a touch of tranquillity to your urban lifestyle. Whether you're looking to add to your investment portfolio or seeking a place to call home, this unit presents a fantastic opportunity. Perfectly positioned to neighbouring Sandison Reserve, playground and tennis courts and offering coveted central access to the cosmopolitan coastline, Westfield Marion and CBD. Within easy access to bus and tram stops, the shopping conveniences of Bayside Village and the Jetty Road strip you'll have every necessary amenity at your fingertips, whilst the pristine coastline is just a stroll away offering blissful sunrise walks and sunset dips... More we love - Ideally placed in a small group - Open plan living with split system air-conditioning and ceiling fan for year round comfort - Main bedroom with built in robes and ceiling fan - Prized dual undercover parking - Neutral décor throughout - Spacious kitchen with ample cupboard and bench space - Updated bathroom with bath - Situated in the highly sought-after suburb of Glenelg East - Enjoy easy access to local amenities, including shops, cafes, restaurants, parks, and schools Don't miss out on this opportunity to secure your piece of Glenelg East's vibrant lifestyle. An astute investment or easy-care seaside live-in, this one will be highly sought. Specifications: CT / 5041/843 Council / Holdfast Bay Zoning / Established Neighbourhood Built / 1968 Council Rates / \$1,184.05pa Strata/Community Rates / \$438pq Strata/Community Manager / Whittles Emergency Services Levy / \$84.65pa SA Water / \$153.70pq Estimated rental assessment / \$490 to \$520 per week / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Plympton International College, Forbes P.S, Springbank Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409