

**1/23 Moseley Street, Glenelg, SA 5045**



**Unit For Sale**

Thursday, 13 June 2024

1/23 Moseley Street, Glenelg, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brad Porter  
0437853989



David Ferrari  
0431073140

## Best Offer By 01/07 (USP)

Best Offer By 1st of July at 12:00pm (USP) Located in the heart of Glenelg, one of South Australia's premier coastal destinations, this unit offers an ideal blend of lifestyle and convenience. Positioned on the ground floor of a well-maintained group on Moseley Street, it is just a short stroll from the sandy shores of Glenelg Beach, and award-winning shops, and various transport options Jetty Road has to offer. The property itself radiates a welcoming atmosphere and is in excellent condition, providing a quality living space that's ready to be enjoyed for the eager first home buyer or the astute investor. With a spacious and thoughtfully designed layout, this unit features two generously sized bedrooms, each with built-in wardrobe, demonstrating the smart use of space. The property also includes a spacious open-plan living, dining, and kitchen area, enhanced by a renovated kitchen with a marble-inspired benchtop and a gas cooktop. Plantation shutters add an elegant touch to the interiors, while a designated car park provides added convenience. This unit embodies a complete package of comfort, functionality, and security.

**Key features:-**

- Two generously sized bedrooms with a built-in wardrobe and ceiling fans
- Spacious open plan living, dining, and kitchen area
- Updated kitchen featuring stainless steel appliances, and ample amounts of storage, and marble inspired bench tops.
- Recently renovated central bathroom/laundry featuring vanity, toilet, shower, and linen cupboard
- Designated carparking
- Car parking entrance via Percival Street
- Prime location close to all that Jetty Road has to offer
- Short stroll to the Glenelg beach
- Close proximity to public transport
- Situated in a pet friendly group

Year Built / 1975  
Council / Holdfast Council  
Council Rates / \$288 PQ  
Water Rates / \$152 PQ  
Strata Fees / \$764 PQ  
Rental Estimate / \$450 - \$500 PW

Just meters from the golden sands of the renowned Glenelg Beach, and a short stroll away from all the Bay has to offer, including renowned restaurants, classy cafes and trendy shops along Jetty Road and the Marina Pier – this is a true lifestyle opportunity in the heart of the Bay. Enjoy the convenience of having everything at your fingertips with public transport, picturesque reserves, and great local amenities available right on your doorstep. For more information on our property management services please contact on the details below. 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 advice. RLA 254416