

1/52A Brighton Road, Glenelg East, SA 5045

C|R CITY REALTY

Unit For Sale

Saturday, 11 November 2023

1/52A Brighton Road, Glenelg East, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



Stephen Keenihan
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Best Offer By 4th of December Midday (USP)

If you are in the market for your first investment property to start your portfolio or maybe add to your existing one, then look no further, here it is! The amazing tenant has been in the home since 2018. The photos are evident of how well the home is cared for and loved. As an investor, you couldn't ask for a better tenant! If you're a nester, looking for a place to call home then this could be your new address in the New Year. Just think, you'll be the owner of a property at the front of a small group of 5 units and is only a stone's throw away from Jetty Road! Start your day with a walk along the beach front and enjoying a warm cuppa at many of the cafes along Jetty Road before your day gets started. The location is awesome with the tram and bus stops within walking distance. A stone's throw away is Glenelg beach and jetty with great cafes, restaurants, bars, the list goes. Features we love about this property: Inside: * Light filled; the plants just love it. * Freshly painted making the home even brighter. * Timber floors throughout main living area is perfect for the allergy sufferers this time of the year. * Carpets in the bedrooms to keep your tootsies warm. * Open plan living area consisting of lounge and dining spaces, there's also a split system aircon for added comfort year-round. * Kitchen with loads of cupboards space, gas cooker and a pura tap. * 2 generous sized bedrooms * Main bedroom with floor to ceiling built in robe, we love storage. * Bathroom with large bathtub to wash off the salt after a swim at the beach. * Laundry adjacent to the sunroom more space to relax or store your stuff. Outside: * Off street parking at the rear of the properties for one vehicle. * Private courtyard for this year's Christmas gathering with family and friends. * Roller shutter to lounge window for privacy and security. ** Currently leased until 25th of January 2024 and happy to continue the lease. ** We look forward to opening the doors to this beautiful property and welcoming you in! Title: Community/Strata Strata: \$400.00 pq (approx) SA Water: \$230.00 pq (approx.) ESL: \$101.00 pa (approx.) Council Rates: \$1,180.00 pa (approx.) Year Built: 1964 Please contact Stephen Keenihan on 0415 408 208 for further information. Disclaimer: This advert contains information and imagery which is believed to be accurate based on City Realty sources and/or inspections of the property before or at the time of advertising. Prospective buyers or other parties should make their own inquiries about the validity and accuracy of this information and view the property before making any offers. Our privacy policy is available at www.cityrealty.com.au | RLA 262 481