

**1/70 Augusta Street, Glenelg East, SA 5045**

NOAKES  
NICKOLAS

**Sold House**

Wednesday, 27 March 2024

1/70 Augusta Street, Glenelg East, SA 5045

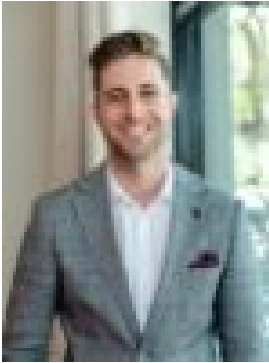
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 100 m2**

**Type: House**



Callan Eames  
0431471470



Matt Brook  
0490677015

**\$638,000**

Welcome to this well-presented unit at 1/70 Augusta Street, Glenelg East; a property that exudes warmth, charm, and potential. Situated at the front of a boutique group of four, enjoying the views of Sandison Reserve directly across the road and only a 250m walk to the Glenelg East Tram stop. Perfectly suited for first homebuyers, investors, or downsizers, it offers not just a property but a gateway to the ease of living. With a private courtyard, and low-maintenance, timber-look floors, it effortlessly combines practicality with a touch of elegance. The property's prized location is a highlight - a brisk walk away from bustling Jetty Road, with its inviting cafes and restaurants, the picturesque Glenelg Beach, and the excitement of Morphettville Racecourse. Set within school zoning for Glenelg Primary School and Plympton International College, this two-bedroom unit is the perfect base for a seamless blend of convenience, comfort and coastal charm. This charming unit in Glenelg East presents as a superb option for those seeking a relaxed, coastal abode with all amenities within easy reach. Don't miss this chance to secure your piece of this well-loved suburb. Key features of this property include:- Ducted heating and cooling throughout - Two bedrooms, both with built-in robes- A well-appointed kitchen, complete with stainless appliances, space ready for a dishwasher and ample bench space- Large windows allowing abundant natural light- Timber-look floors for an added touch of elegance- Off street parking available for one vehicle- Enjoy the benefits of Sandison Reserve directly across the road- 250m walk to Glenelg East Tram - Stop 14- A private, low-maintenance courtyard - perfect for entertaining or quiet contemplation- Separate laundry offering practicality and convenience- A sought after location, within close proximity to schools, shopping, dining and the beach. Land Size: 100sqm Year Built: 1965 Title: Strata Council: City of Holdfast Bay Council Rates: \$1,184 PASA Water: \$220 PQES Levy: \$107 PA Strata Rates: \$300 PQ 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.