

**10/17 Brighton Road, Glenelg, SA 5045**



**Unit For Sale**

Thursday, 13 June 2024

10/17 Brighton Road, Glenelg, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Ferrari  
0431073140



Brad Porter  
0437853989

## Best Offer By 01/07 (USP)

Discover the perfect blend of comfort and convenience with this low-maintenance two-bedroom unit in the heart of vibrant Glenelg. Ideal for those seeking a relaxed lifestyle, this well-maintained home offers all amenities within arm's reach, balancing cosy retreat with everyday practicality. Step inside to a generously sized living area seamlessly connecting to the dining and kitchen spaces, where natural light floods in, creating a warm and inviting atmosphere. Comprising of two generously sized bedrooms, master bedroom featuring a built-in wardrobe with ample storage, a meticulously maintained bathroom including a shower, and vanity, catering to all your needs. In addition, a designated car space providing extra convenience. With its highly functional layout, this property is perfect for those looking for an ideal low-maintenance lifestyle opportunity.

**Key Features:-** Two generously sized bedrooms with ceiling fans for maximum comfort- Master bedroom features a built-in wardrobe- An open-plan design that encompasses the living, dining, and kitchen areas- A well-appointed kitchen that boasts functional appliances and plenty of storage space- Bathroom with a vanity, and shower- Separate room for the toilet- Internal laundry with cabinetry, washing machine, and laundry sink- Secure parking spot, ensuring ease of parking and vehicle protection- Ducted reverse cycle air conditioning throughout- Close proximity to local schools- Close access to an array of retail stores, cafes and restaurants Jetty Road has to offer- Convenient nearby transport links, allowing for simple and stress-free commutes to the City. Ideally located in a family friendly location and on one of the best streets in Glenelg you are just minutes from the golden sands of the popular Glenelg Beach and vibrant shops along the cosmopolitan Jetty Road, with reputable schools such as St Mary's Memorial, Immanuel College, St Leonards Primary & St Peters Woodlands all within close proximity. Set in a fantastic beachside suburb, you'll enjoy the convenience of having great local shops, cafes & public transport just minutes away, and amenities that include Parkinson Reserve, Sandison Reserve, Glenelg Golf Club, Harbour Town Adelaide & Adelaide Airport all easily accessible.

**Specifications:** Year Built / 1965 Council / Holdfast Bay Council Rates / \$294 PQ Strata Rates / \$651 PQ Water Rates / \$198 PQ Rental Estimate / \$430 - \$460 PW Contact us for a free quote for our property management fee's and services. 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