

10/23 Moseley Street, Glenelg, SA 5045

HARRIS

Unit For Sale

Monday, 8 January 2024

10/23 Moseley Street, Glenelg, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$395k-\$430k

Poised to enjoy a location and lifestyle that comes hand-in-hand with an unparalleled 'Moseley Towers' position, this ground floor unit rests just a 300m stride from both the Esplanade and bustling mecca of Jetty Road. Harnessing every ounce of natural coastal light, you are welcomed into a living room that peers out picture windows to a Mediterranean garden setting brimming with palm trees and native blooms, requiring zero upkeep but providing you the perfect backdrop for your nightly Netflix viewing. Through textured double archways, the kitchen and bistro dining area combine quality gas cooking, warm timber-look floors and a powerful split system air conditioner that capably keeps the entire footprint precisely temperature-controlled. Both bedrooms feature valuable built-in robes and durable carpets, whilst the remodelled bathroom includes convenient internal laundry facilities. Along with the many cafés, restaurants, cinemas and bars at the end of your street, the local tram stop stands ready to whisk you to your CBD office within 20 stress-free minutes, ensuring the weekday hustle is just as breezy as your laidback weekends... Even more to love:

- Tenanted for \$380 p/wk until 10/4/2024
- Allocated carpark with electric gate access
- Remodelled bathroom/laundry
- Split system air conditioning
- Bus stop on your doorstep
- Zoned for Glenelg Primary & Brighton Secondary
- Walking distance to St. Peter's Woodlands & St. Mary's Memorial
- Easy access to Westfield Marion, Adelaide Airport, Flinders Uni & Hospital

Specifications: CT / 5049/307 Council / Holdfast Bay Zoning / General Neighbourhood Built / 1975 Council Rates / \$1108pa Strata/Community Rates / \$702pq Strata/Community Manager / Whittles Emergency Services Levy / \$103.65pa SA Water / \$146.65pq Estimated rental assessment / \$380 - \$400 per week / Written rental assessment can be provided upon request

Nearby Schools / Glenelg P.S, Warradale P.S, Plympton International College, Brighton Secondary School

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