

**102/25 Colley Terrace, Glenelg, SA 5045**



**Sold Apartment**

Friday, 3 November 2023

102/25 Colley Terrace, Glenelg, SA 5045

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$470,000**

Perfectly positioned within the heart of Glenelg, this spacious and light-filled apartment sets the benchmark for convenient, low-maintenance beachside living, whilst also offering fantastic short and long-term opportunities for the astute investor. Ideally situated on the first floor with picturesque reserve views, this one ticks all the boxes for those looking to buy into one of South Australia's most iconic beachside suburbs and immediately embrace a stress-free lifestyle. An undeniable attraction is the level of versatility and convenience achieved across this well-crafted floorplan, with a generously sized bathroom, convenient central bathroom, laundry nook, and a spacious undercover balcony perfect for entertainment all year round. As you enter the apartment, you're instantly drawn to the open-plan living and dining area which is seamlessly connected to the kitchen to create an environment which is as incredibly comfortable as it is brilliantly functional.

**Key Features:**

- Master suite featuring a large bedroom with built-in wardrobe
- Incredibly spacious open-plan living and dining area seamlessly integrating with the kitchen and a private balcony
- Functional kitchen featuring quality benchtops/cabinetry, island bench, breakfast bar, and fully equipped with quality appliances
- Private balcony accessible from the living/dining area with a picturesque outlook of Colley Reserve
- Central bathroom comprising of a vanity, toilet, and shower.
- Separate laundry nook.
- Ducted reverse cycle air conditioning installed throughout for maximum comfort all year round
- Single designated personal car spaces
- Access to all luxury building amenities including an in-ground indoor swimming pool, sauna, and functional gym

**Specifications:** Year Built / 2004 Council / City of Holdfast Bay Council Rates / \$295 PQ Strata Rates / \$940 PQ Water Rates / \$165 PQ Rental Return / TBC

Contact us direct for a free quote on short-term holiday letting and long-term rental services. Perfectly positioned, just metres 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. 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