

12/9 Broadway, Glenelg South, SA 5045



Sold Unit

Friday, 18 August 2023

12/9 Broadway, Glenelg South, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



David Ferrari
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Rhys Digance
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\$620,000

Ideally positioned just 250m from Glenelg South beach and nestled quietly and securely at the rear of a secure, well-maintained group this effortlessly stylish solid-brick unit offers all the right elements for low-maintenance, high-quality living in one of the most highly sought-after pockets of Glenelg South. Solid in its construction and maintained to an immaculate standard, the unit delivers a fantastic use of space across a functional floorplan which is certain to suit first home buyers and downsizers, whilst also presenting significant opportunity for the astute investor. Offering a renovated kitchen with quality appliances, light filled living room, casual meals area, two generous size bedrooms, central bathroom, separate laundry and private rear courtyard the home is the perfect beachside abode. Key Features:- Renovated kitchen with quality appliances including gas cooking + ample bench and storage space- Casual meals area adjacent the open plan kitchen- Large, light filled living area- Two generous sized bedrooms- Central bathroom with shower, bath, toilet and vanity- Convenient separate laundry + additional lock up storage room- Split system air conditioning- Private rear courtyard - Designated carport with the ability to drive through and park 2 cars- Polished timber floors throughout- Freshly painted

Set in a true lifestyle location, just metres from the golden sands of Glenelg Beach and the ever popular Broadway kiosk as well being on the doorstep of the cosmopolitan Jetty Road. You'll enjoy the convenience of having great local shops & cafes, schools and reserves within close proximity, and public transport just steps away, making for an easy commute to the Adelaide CBD and other amenities. This is a fantastic lifestyle opportunity in a highly sought-after location.

Specifications: Year Built / 1970 Council / Holdfast Bay Council Rates / \$279 PQ Strata Rates / \$258 PQ

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.