

**13/50 Adelphi Crescent, Glenelg North, SA 5045**



**Sold Unit**

Saturday, 17 February 2024

13/50 Adelphi Crescent, Glenelg North, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rhys Digance  
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Thomas Nicholas  
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**\$410,000**

Best Offer By 4th of March (USP) Proudly positioned with uninterrupted views of the Patawalonga River, this well maintained two-bedroom unit has been updated throughout to present as an ideal opportunity for first home buyers, stylish downsizers, savvy investors, or anyone looking to embrace a low-maintenance waterfront lifestyle in the heart of the Bay. Situated on the second level of a quiet, secure, and well-maintained group, the unit offers both space and style across a highly functional floorplan which has been carefully designed to maximise comfort and convenience. Featuring two-bedrooms, functional kitchen, open-plan & light-filled living/dining area, convenient central bathroom, and a stunning views from your balcony. Key Features:- Spacious single level layout designed for convenience and functionality, with ample natural light- Modern kitchen with ample bench and storage space with views of the Adelaide Hills from your window- Open plan lounge/meals area with split system air conditioning- Two spacious bedrooms, both include floor to ceiling built in robes- Central bathroom with shower, vanity and toilet- Designated off street parking- Uninterrupted views of the Patawalonga- Close to public transport & shops- Fantastic AirBnB opportunity Located in a true lifestyle location, you are within walking distance to the iconic Jetty Road, Holdfast Shores Marina and Glenelg Beach. Local amenities including Glenelg Golf Club, Glenlea Tennis Club and Novar Gardens Bowling Club as well as quality schools; Immanuel College and St Leonards primary are all within minutes. It is easy to get to the CBD with several bus stops and the Glenelg tram just a short walk away, making it ideal for professionals and young families as well as downsizers and empty nesters. Specifications: Year Built / 1965 Council / Holdfast Bay Council Rates / \$294 PQ Strata Rates / \$395 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