

**19/34 Nile Street, Glenelg, SA 5045**



**Sold Unit**

Wednesday, 6 March 2024

19/34 Nile Street, Glenelg, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: Unit**



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**\$476,000**

Discover your dream of beachside living with this pristine home unit boasting sweeping coastal views. Ideal for a savvy addition to your portfolio or a long-term relocation to a hassle-free coastal retreat. You are perfectly situated in the vibrant heart of Glenelg; the dynamic Jetty Road precinct, stunning Glenelg Beach, and delightful parks and reserves are all just a stroll away. Fully renovated throughout, offering two well-sized bedrooms each offering built-in robe storage and paired with a spacious open living area that enjoys balcony access and superb elevated views to the south. Experience unparalleled convenience with Coles merely 250 meters away, catering to all your grocery needs. The locality brims with shopping options, trendy bars, charming cafes, gourmet restaurants, and an array of entertainment choices. Plus, with easy tram access, the CBD is just a comfortable commute away.

Two generously-sized bedrooms, both with built-in wardrobes- A generously sized open living area with balcony access- Fabulous coastal and hills views from your private balcony- A fully renovated kitchen equipped with gas-cooking- A sizeable renovated bathroom with a shower, vanity, and toilet- Assigned off-street parking space for your peace of mind- Walkable access to fantastic shopping, entertainment and leisure attractions- Only ~350m from the vibrant Jetty Road precinct- Just ~550m from the stunning Glenelg foreshore- Tenanted until 15/12/2024 @ \$450 per week

Other information: Title: Strata Title Council: City of Holdfast Bay Zoning: Established Neighbourhood Build: c1980 Build: 66m<sup>2</sup> Council Rates: \$1,175.08 per annum SA Water: \$153.70 per quarter (plus usage) Emergency Services Levy: \$96.10 per annum Strata Management: Strata Management SA Strata Levy: \$621.40 per quarter (inc. sinking) Rental Assessment: \$450 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. RLA325330.