

# 2/13 Patawalonga Frontage, Glenelg North, SA 5045

**GaryJSmith**

## Sold Unit

Monday, 18 March 2024

2/13 Patawalonga Frontage, Glenelg North, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Craig Smith  
0417979694



Nathan Clegg  
0415590706

## Contact agent

In an immaculate group of only three, this gorgeous homette is positioned between the Pat and the beach and offers an irresistible investment opportunity or ideal starter in a wonderful location. With the beach barely 100m from your doorstep, you can also walk The Marina and Jetty Road with its cafes and coffee shops, Patawalonga park, playgrounds, public transport and with easy access to St Leonards Primary school. A large living space upon entry lined with polished timber floors and beautiful northerly-aspect bay window welcomes plenty of natural light and enjoys the comfort of a split system air conditioner. An adjacent formal dining space can be closed off from the kitchen via sliding doors if desired, where a stylish upgrade makes for most comfortable cooking quarters complete with gas cooktop, dishwasher and ample storage. Two bedrooms each enjoy built-in robes and easy access to a largely original but neat main bathroom with shower and inset bath. A privately fenced rear courtyard is dotted with established citrus and garden beds, while a separate laundry, garage + off-street parking and fresh paint throughout complete this outstanding offering in the heart of Glenelg North. Affordable and adorable, this one is the pick of the bunch along the bay, make it yours. \$665k to \$695k Best Offer By 25/3 @12PM ( Unless Sold Prior ) Specifications: CT / 5032 / 1 Built / 1977 Council / City of Holdfast Bay Zoning / General Neighbourhood Council Rates / \$1,194.90 pa SA Water / \$160.16 pq ES Levy / \$276.65 pa Strata / \$1,000 PER YEAR