

2/14 Pacific Parade, West Beach, SA 5024



Unit For Sale

Wednesday, 24 April 2024

2/14 Pacific Parade, West Beach, SA 5024

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Unit



David Philpott
0883435600



Beverley Philpott
0883435600

\$480,000 - \$520,000

Discover the perfect opportunity to own your first home or investment property in an unbeatable location just steps away from the breathtaking West Beach coastline. As you enter, you'll be greeted by a sophisticated formal lounge with day-night blinds that offer privacy while still allowing natural light to flood in. The polished pine floors lead you to the updated galley kitchen, a haven for culinary enthusiasts. Prepare to be impressed by the sleek black tones, under-bench oven, gas cooktop, dishwasher, and ample storage space. Both bedrooms are generously sized and carpeted for ultimate comfort. The master bedroom boasts mirrored built-in robes and a ceiling fan for added convenience. Adjacent to the bedrooms, you'll find a trendy bathroom that echoes the stylish black tones of the kitchen. It features a frameless shower screen, floating vanity, raised sink, and a mounted arched mirror. This property offers additional comforts such as alarm, split system heating and cooling, a separate laundry, a tool shed, and an undercover carport. Impeccably presented and meticulously maintained, this home is ideally located near the beach, with the Pacific Parade Reserve and Harbour Town just moments away. With the pristine coastline less than 2km away and the CBD a mere 20 minutes' drive, this is an opportunity not to be missed. SPECIFICATIONS: CT // 5043/60 SP204 Zoning // Suburban Neighbourhood Built // 1970 Council // West Torrens Council Rates // \$1,090.95 per annum SA Water // \$153.70 per quarter + usage to body corp Body Corporate Fees // \$300.00 per quarter Estimated Rent // Written assessment provided upon request DB Philpott Real Estate is proud to service the local area and if you are thinking of selling, give us a phone call to arrange a free no obligation market opinion. If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442