

2/16 Park Street, Glandore, SA 5037



Unit For Sale

Sunday, 10 March 2024

2/16 Park Street, Glandore, SA 5037

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 60 m2

Type: Unit



Michelle Longden



Jon Longden
0498272364

\$395,000 - \$430,000

Nestled in the heart of this transforming suburb, this charming 2-bedroom ground floor unit beckons with its fusion of simplicity and location, offering a delightful blend of functionality, comfort and convenience. Step inside and discover how the inviting neutral tones and open-plan layout, featuring timber laminate floorboards, gas cooking and reverse cycle split system, seamlessly integrates the kitchen, living, and dining areas, creating a versatile space that adapts to your lifestyle needs. Whether you're entertaining guests or enjoying a quiet evening in, this inviting atmosphere sets the stage for memorable moments. Moving through you'll discover that the unit also features two good sized carpeted bedrooms, the master with ceiling fan and both with built in robes, serviced by a generous updated bathroom with integrated laundry facilities delivering seamless functional living. A generous linen cupboard conveniently connects the living and bedrooms spaces together. Beyond the cozy charm of this hidden gem are features you can only boast about. You've got your own private front AND rear yard, delivering the luxury of flexible outdoor spaces to call your own. Whether you're savouring your morning coffee in the lush front garden or enjoying a barbecue with friends in the secluded rear yard, every corner of this property exudes a sense of tranquillity. Whilst you've secured an allocated under cover car park, imagine the possibilities with your additional rear unit access, allowing you to park a second car, your recreational vehicle or perhaps use the space to indulge in other outdoor hobbies with ease. Your urban retreat can also offer the freedom to pursue your passions right at your doorstep. And let's not forget the unbeatable location - just a mere 6km from both the vibrant city centre and the picturesque Glenelg beach, ensuring that work and play are always within reach. Embrace the best of both worlds as you effortlessly navigate between urban excitement and coastal serenity, all from the comfort of your own slice of paradise. Located in a neat group of only 8 units, this unit offers a carefree lifestyle with a variety of transport links, nearby amenities, and fantastic rental potential! Whether you're a savvy investor, a professional couple, a downsizer or a small family, this one is sure to impress. Embrace the convenience of urban living and coastal charm and experience the best of both worlds! Reach out to us today to find out how this amazing unit can be yours and unlock a lifestyle filled with endless possibilities! Specifications :CT: Volume 5041 Folio 268 Council: City of West Torrens Zoning: EN - Established Neighbourhood Built: 1969 Internal: 60sqm (approx.) Land: 70sqm (approx.) Council Rates: \$270/qtr (approx.) SA Water Supply & Sewer only (water use additional): \$150/qtr (approx.) ES Levy: \$90/pa (approx.) Strata Levy: \$495/pq (approx.) Primary School Zoning: Black Forest Primary School High School Zoning: Adelaide High School & Adelaide Botanic High School