

**2/19 Pier Street, Glenelg, SA 5045**



**Unit For Sale**

Wednesday, 17 January 2024

2/19 Pier Street, Glenelg, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brett Taylor  
0439581680



Josh Morrison  
0432306842

## **\$575K - \$625K EOI Close 12pm 5/2**

Brett Taylor of Magain Real Estate is proud to present this freshly updated two bedroom, ground level unit by the sea. Price Guide: \$575K - \$625K - Best Offer Closing Monday 5th February at 12pm (USP) It's only a very short 350m walk to the sandy shores of Glenelg Beach and a picturesque stroll along the foreshore to Jetty Road Glenelg where you can explore the vibrant café and restaurant scene or enjoy quality shopping from an abundance of quality shops on offer. The next street over in the Broadway, also has a wide variety of quality cafés and restaurant to choose from. This property is perfectly suited to first home buyers, those who looking to downsize without any trip hazards, and it would appeal to the astute investor looking to capitalise on a strong rental yield in a Blue-Chip location in Glenelg with an expected rental return of \$530.00 - \$550.00/week. What we love about the property: - Two spacious bedrooms - Modern open plan kitchen with breakfast bar and ample kitchen storage - Stunning timber look flooring - Private courtyard - Low maintenance lock and leave attributes - Abundance of natural light throughout - Freshly painted - 80L Rheem Hot water system - 4.2kw Reverse cycle air conditioning - Close to quality schools - Practical floor plan - Great Beach lifestyle on offer The tram makes for an easy commute into Adelaide City for all the big the events Adelaide is renowned for, sporting events at the Adelaide Oval, Adelaide Fringe, Adelaide 500, AFL Gather Round and much, much more. Glenelg and Adelaide City is certainly the place to be. Zoned to Glenelg Primary and St Peters Woodlands Grammar School which is under 200m away and Sacred Heart College just up the road makes its location very appealing to young families. Make sure this stunning opportunity is on the top of your list, this stunning property won't last... Contact Brett Taylor today on 0439 581 680 or send your enquiry to [brett@magain.com.au](mailto:brett@magain.com.au) for more information. There is so much on offer in calling this property your new home. If you're in the market for spectacular coastal entertainer with the wow factor, make sure this stunning home is on the top of your list. Contact Brett Taylor today on 0439581680 for more information. When submitting your enquiry, please provide your best daytime contact number so I can keep you informed with updates on the property as they occur. The accuracy of this information cannot be guaranteed, and all interested parties should seek independent advice. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 310071)