

**2/4 Gilbertson Road, Seacliff Park, SA 5049**



**Sold House**

Saturday, 11 November 2023

2/4 Gilbertson Road, Seacliff Park, SA 5049

**Bedrooms: 3**

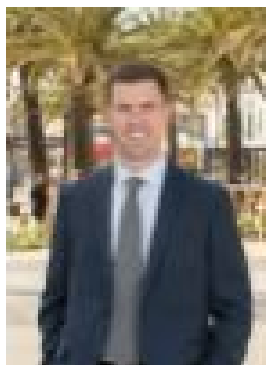
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Adam Keane  
0421225630



Chris Daley  
0422465689

**\$620,000**

This charming 3-bedroom unit is situated within a small group of four units and is a great blend of comfort and convenience. Only a short drive away from the beautiful Seacliff Beach and with a steady rental history, this is an excellent opportunity for the savvy investor or the first home buyer. Step inside to a spacious and inviting open plan living area, which flows through to the well-appointed kitchen with plenty of storage and gas cooking. The large master bedroom features a bay window, built-in robe and ceiling fan. Bedroom 2 also includes a built-in robe and ceiling fan. The modern, updated bathroom is a highlight, with a feature bath and floor to ceiling tiles. Outside, you'll discover a private rear courtyard, providing an ideal spot for outdoor entertaining. Other property features include ducted air conditioning throughout, an additional toilet, laundry with external access and a detached single carport that conveniently opens onto the rear courtyard and a garden shed. Set in a true lifestyle location, you are close to the Seacliff Esplanade and the Seacliff train station. Nearby quality schools include Seaview Primary and Seaview High School along with local specialty shops, cafes, restaurants and Westfield Marion. Flinders University and Medical Centre are less than 10 minutes away and the Adelaide Airport is a 20 minute drive. What we love: • Spacious open plan living area • Well-appointed kitchen with gas cooking • Large master bedroom with built-in robe • Modern updated bathroom with feature bath • Private rear courtyard for outdoor entertaining • Ducted air conditioning throughout • Detached single carport opening onto the rear courtyard • Garden shed for storage • Small group of four units • Short drive to Seacliff Beach • Pets are subject to approval of the Strata Corporation

Built / 1994 LGA / City of Marion Zoning / General Neighbourhood CT / 5190/26 Land Size / 200 m2 (approximately) Approximate Outgoings: Strata Admin / \$530 PQ Strata Sinking / \$40 PQ Water Sewer / \$79.50 PQ Water Supply / \$74.20 PQ Council Rates / \$555.78 PQ ESL / \$118.75 PA