

**2/81 Penzance Street, Glenelg South, SA 5045**

**Duplex/Semi-detached For Sale**

Sunday, 7 January 2024



2/81 Penzance Street, Glenelg South, SA 5045

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 121 m2**

**Type:**

**Duplex/Semi-detached**



Kathryn Coleiro  
0438837774



Paul Kloeden  
0872229222

## Contact Agent

AUCTION: On-site Saturday 27th January at 11:30am (USP) This rare gem is perfectly positioned in the highly sought beach side of Brighton Road and will ideally suit: those looking to "right size"- busy young professionals- those wanting to "start again"- astute local & interstate investors A superb chance to enjoy the vibrant Glenelg shopping and restaurant culture while maximising the health and lifestyle benefits of being near the gloriously alluring ocean scapes. Walk the dog or cycle to Somerton and Glenelg beaches and also to the many local amenities including Romeo's Foodland, Dulwich Bakery and the Glenelg South Post Office among others. There are also the popular watering holes and cafes: The Mediterranean Café Ristorante, Broadway Hotel, Holdfast Hotel and Glenelg Oval family restaurant, ideal for catching up with friends over good food and wine or just winding down at the end of a busy day. This quality built courtyard home has secure front gating with the residence set well back from the road. It provides a generous open plan lounge and dining area, 3 spacious bedrooms (all with built-in robes), blackwood kitchen, tasteful bathroom and 2 toilets. Outdoors you have a gorgeous garden entrance and a private and secure paved rear yard for children and family pets to safely play in. Our lovely Vendor would like you to know "I have lived here for 36 years and am very grateful for the wonderful friendships I have made with the neighbours." Another major feature of this location is being in close proximity to high quality elite schools including Sacred Heart College, St Peter's Woodlands, St Mary's Memorial, Brighton Secondary School and Glenelg Primary School. Public Transport on Brighton Road is only a three minute walk away. Urgent viewing highly recommended. Contact Kathryn Coleiro or Paul Kloeden to register your interest today.