

2/93 Augusta Street, Glenelg East, SA 5045



Unit For Sale

Tuesday, 14 May 2024

2/93 Augusta Street, Glenelg East, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 77 m2

Type: Unit



Rhys Digance
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Jason Rudd
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Best Offer By 03/06 (USP)

Best Offer By 3rd of June (USP) Perfectly positioned on a quiet tree lined street, this stylish street facing homette offers all the right elements for low-maintenance, high-quality living in one of the most highly sought-after pockets of Glenelg East. Solid in its construction and maintained to an immaculate standard, the home delivers an exceptional use of space across an incredibly functional floorplan which is certain to suit first home buyers and downsizers, whilst also presenting significant opportunity for the astute investor. Offering an open plan kitchen and dining area, renovated kitchen, two generous size bedrooms, master includes built-in robe, a spacious bathroom, seperate laundry, private rear courtyard and valuable lock up garage and off street parking. Key Features:- Renovated kitchen complete with gas cooktop, electric oven & dishwasher- Open plan kitchen and dining area with split system air conditioning- Light filled lounge with gas heater and a stunning bay window- Two generous sized bedrooms, master includes built in robe- Central bathroom with bath, shower, vanity & toilet- Convenient seperate laundry accessible from the private courtyard- Private and secure rear courtyard- Secure garage with automatic roller door and direct access to the private courtyard- Additional off street parking available- Gorgeous street-fronted façade with a neatly presented front garden- Polished timber floorboards throughout- Close to local shops & cafes- Walking distance the Glenelg East tram stop This is a rare and exciting opportunity to buy into a thriving beachside suburb and embrace a lifestyle defined by complete comfort and ultimate convenience, with immediate access to great local shops, multiple supermarkets, Cinema, trendy cafés, classy restaurants, and picturesque reserves. The discerning buyer will be sure to take advantage of the impressive level of connectivity available from this tightly-held Augusta Street address, with the tram just a short stroll, making for a seamless commute to the pristine Glenelg Beach or Adelaide CBD. This is a true lifestyle opportunity in a highly sought-after location – your future awaits. Specifications: Year Built / 1971 Council / Holdfast Bay Council Rates / \$277 PQ Strata Rates / \$189 PQ All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416