

3/12 Fifth Avenue, Glenelg East, SA 5045

HARRIS

Sold Unit

Friday, 1 September 2023

3/12 Fifth Avenue, Glenelg East, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

\$488,000

Nestled in the heart of Glenelg East, this captivating property unveils a world of comfort and potential through its group of five single-story units. Immaculately maintained and boasting original character. Step into a spacious living area that invites you to unwind and relax. The generous layout provides the perfect canvas for creating your own haven of comfort and style. Stay comfortable year-round with the split system, providing efficient heating and cooling to suit your preferences. A separate dining and kitchen area offers the ideal space for culinary adventures and shared meals. Imagine entertaining guests in this welcoming and functional area that effortlessly connects to your living space. Both bedrooms feature built-in robes, providing ample storage and eliminating clutter, all while enhancing the visual appeal of the rooms. Convenience meets functionality with laundry access directly to the backyard. Experience ease in completing your household chores, all while embracing the outdoor ambiance. Additional storage is available in the form of a dedicated storage room, ensuring that your belongings have their own space while you enjoy the uncluttered living areas. The property holds immense potential for those with a creative vision. While the units are in their original condition, they have been impeccably maintained, setting the stage for your personal touches and updates. The location couldn't be more perfect! At one end of the street, you'll find the tram stop, providing easy and convenient access to transportation. And at the other end, a bus stop awaits, ensuring your connectivity to the city is unparalleled. Embrace the vibrant atmosphere of Jetty Road Glenelg, just a short walk away, where shopping, dining, and entertainment options abound. Indulge in community camaraderie at the Spellman's social café around the corner – the perfect spot for relaxation and connection. Seize the opportunity to own a piece of Glenelg East's charm, with the chance to shape these units into your dream living space. Whether you're an investor with an eye for potential or a homeowner seeking a project with rewards, 3/12 Fifth Avenue is the canvas you've been waiting for. Specifications: CT / 5044/5 Council / Holdfast Bay Zoning / EN Built / 1970 Council Rates / \$1,200pa Strata Rates / \$248.44pq Strata Manager / Rozana DiMauro Emergency Services Levy / \$119.15pa SA Water / \$153.70pq Estimated rental assessment: \$400 - \$430 p/w (Written rental assessment can be provided upon request) Nearby Schools / Glenelg P.S, Plympton International College, Warradale P.S, Springbank Secondary College Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409