

**3/13 Third Avenue, Glenelg East, SA 5045**



**Sold Unit**

Wednesday, 6 December 2023

3/13 Third Avenue, Glenelg East, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rhys Digance  
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**\$545,000**

Neatly tucked away in a quiet and well-maintained group of five, this solid-brick unit offers an affordable entry level into a thriving suburb, with fantastic short/long-term opportunities for the astute investor or ideal for first home buyers or downsizers. Ideally positioned in the heart of Glenelg East, this spacious and light filled two-bedroom unit presents as an ideal opportunity for anyone looking to downsize to low maintenance living in a perfectly convenient location. Situated between the city and the sea, in one of South Australia's most highly sought-after coastal suburbs, you'll enjoy the enviable lifestyle on offer in a location that ticks all the boxes. Just minutes from the golden sands of the popular Glenelg Beach and cosmopolitan Jetty Road Glenelg, with classy cafés, renowned restaurants, the Bath Street shops and picturesque reserves all within close proximity of your home. You're ideally placed to enjoy a lifestyle of high convenience in the Bay, with reputable schools and public transport easily accessible – this is a fantastic family friendly location. Specifications: Year Built / 1972 Council / Holdfast Bay Council Rates / \$296 PQ Strata Rates / \$472.50 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