

**3/15 Graham Street, Glanville, SA 5015**



**Sold Unit**

Saturday, 12 August 2023

3/15 Graham Street, Glanville, SA 5015

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 113 m2**

**Type: Unit**



Joshua Faddoul  
0870817722

**\$378,000**

Say hello to this recently refreshed and beautifully presented beachside gem. Located within walking distance from Iconic Semaphore road and its white Sandy shores; this 2 bedroom townhouse in the sought-after suburb of Glanville leaves nothing for you to do but move in and enjoy. Situated in a well maintained, secure group of just 4 and offering a perfect blend of comfort and convenience, this property is ideal for both first-time homebuyers and savvy investors seeking a great opportunity. As you step inside, you'll immediately notice the bright airy feel of the large scale lounge room which features wood-look flooring running through to the kitchen and a split system air conditioning unit, ensuring year-round comfort. There is also a bonus study nook with built in storage for all your school or office supplies. The modern kitchen boasts ample storage and bench space, a pantry, Puratap and freestanding gas oven and cooktop, with plenty of room for dining. For those who love to entertain, the adjoining outdoor area offers a spacious pergola and privacy; which can easily be transformed into a delightful space to enjoy all year round. The huge master bedroom is located upstairs and offers plush carpeting for added comfort, along with a large mirrored built-in robe for all your storage needs and a split system air-conditioner. The well-sized second bedroom also features carpet, a mirrored built-in robe, and an abundance of natural light. The main bathroom boasts modern white tiling and a spacious shower; with a good sized vanity that has all the storage you could possibly need. Additionally, for added convenience, an extra toilet is found downstairs, providing ease of access for the ground floor. Both bedrooms and main bathroom have electric roller shutters for privacy, comfort and to help keep heating and cooling costs to a minimum. For those with a green thumb, a paved front area awaits, providing an opportunity for gardening enthusiasts to create their own oasis or simply another spot to unwind and enjoy the fresh air. The rear of the property offers a secure, communal grassed area, perfect for kids to run around or kick a footy, or a Sunday bbq with family and friends. There is also a bonus shed exclusive to this townhouse for all your extra storage needs. Parking will never be an issue, as the property includes one designated undercover park within the gated premises, with plenty of street parking available for your guests. This property offers a convenient and family-friendly lifestyle, only minutes from Semaphore Beach, sporting facilities and local shopping, with easy access to quality schools, parks, and public transport. Currently tenanted at \$390 per week until 07/09/23. Check me out; - Recently refreshed - 2 bedroom, 1 bathroom - Large, front lounge with split system air conditioning - Modern kitchen with gas cooktop & subway tiled splash-back - Master bed with large built-in robe & split system air conditioning - Additional bedroom with plush carpeting & built-in robe - Stylish main bathroom with modern, white tiling and plenty of storage - Additional toilet for downstairs - Private Undercover pergola area - Paved front area - Rear grassed yard - Designated undercover park - Remote controlled front gate to premises with lockable pedestrian access - Minutes from Semaphore Beach and Westlakes shopping centre - Approximately 15kms to the CBD. Specifications: CT // 5051/808 Built // 1974 Home // 113 sqm\* Council // Port Adelaide Enfield Nearby Schools // Portside Christian College & Le Fevre High On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul - 0417 785 277 joshuaf@eclipse realestate.com.au RLA 277 085