

3/34 Patawalonga Frontage, Glenelg North, SA 5045

HARRIS

Sold Unit

Monday, 14 August 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

\$685,000

Watching the calming waters of the 'Pat' from its surprisingly spacious lounge room, this solid-brick two-bedroom haven is light-filled proof that not all units are created equal - especially when they stand just a stroll from Glenelg's sands. Facing Hamilton Street to hush Patawalonga Frontage, this move-in-ready unit couldn't be better placed for anyone in search of a home so easy you'll be wondering how you have it so good. Forget the pokey, stuffy units you've been seeing because the two double bedrooms (each with built-in storage) and the lounge room spanning more than 32sqm make this one feel more like a larger standalone home. The functional kitchen - featuring a dishwasher, plenty of storage and a view to the rear private courtyard and its pergola - is also a good size, not to mention a great opportunity to add value when you're ready to renovate it. Looking to ditch the car and replace it with an E-bike? The lock-up garage doubles up as a home gym or storage room. The parking space in front ensures you can have your cake (car) and eat (drive) it too. Don't feel like cooking? Get out your 'restaurants to try' list and tick them off one by one, whether its something a little fancy on the marina or a casual bite with a drink or two to follow on Jetty Road. Glenelg is your oyster. This is far from just another unit. More to love: - Ideally placed in a small group- Strong rental history, making it a sound investment- Off-street parking for at least two cars- Polished timber floors and high ceilings- Updated bathroom- Ducted air-conditioning provisions- Ultra low-care gardens- Walking distance from Holdfast Marina and the beach- Close to several golf courses- Just 20 minutes from the CBD- And much more Specifications: CT / 6211/749 Council / Holdfast Bay Zoning / GN Built / 1961 Estimated rental assessment / Current rent \$450 / Written rental assessment can be provided upon request Nearby Schools / St Leonards P.S, West Beach P.S, Plympton International 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