

**32/7 Patawalonga Frontage, Glenelg North, SA 5045**



**Apartment For Sale**

Wednesday, 20 March 2024

32/7 Patawalonga Frontage, Glenelg North, SA 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Rhys Digance  
0404422155



Thomas Nicholas  
0420306972

**\$1.25m - \$1.32m | Offers Close 08/04 (USP)**

Offers Close 8th of April (USP) Set in an enviable waterfront location within a highly sought-after, secure community, this immaculate apartment delivers the ultimate blend of contemporary convenience and high class luxury. Designed with complete practicality in mind the home has been constructed to the finest of standards with fixtures and fittings of the highest quality, and presenting as the most luxurious in its class. Comprising of three large bedrooms, light-filled open plan living & dining area, a sleek designer kitchen with quality appliances, modern bathrooms & laundry and secure undercover car parking for two cars along with additional storage space this home is sure to suit the downsizers or anyone looking for the lock up and leave lifestyle as well as acting as an idea blue chip investment. Showcasing some of the best views in the Bay, this lavish family home captures all-encompassing views from the private balcony to the north and the south of the picturesque Patawalonga River as well as a crystal-clear outlook toward the Adelaide Hills.

**Key Features:-** Spacious open plan kitchen, living and dining area opening to the private balcony showcasing the stunning patawalonga views- Sleek designer kitchen complete with quality stainless steel appliances, stone benchtop, ample storage and a large wine shelf with the ability to store more than 100 bottles- Master suite complete with built in robe and ensuite with shower, spa bath and large vanity- Two additional bedrooms both with access to the shared private balcony – bedroom two includes built in robe- Central family bathroom with large shower, vanity and toilet- Separate laundry with bench space and built-in linen cupboard- Large private balcony accessible from the living area and capturing the stunning outlook toward the Patawalonga River where you will view year round sunsets- Ducted reverse cycle air conditioning installed for year round comfort- Secure double carport with wall-to-wall storage- Intercom access

Ultimate tranquillity and convenience awaits the discerning buyer with the beautiful Patawalonga Banks Trail, popular reserves, community BBQ and covered seating just a short stroll away. You are within walking distance to the iconic Jetty Road, Holdfast Shores Marina and Glenelg Beach. Local amenities including Glenelg Golf Club, Glenlea Tennis Club and Novar Gardens Bowling Club as well as quality schools; Immanuel College and St Leonards primary are all within minutes. It is easy to get to the CBD with several bus stops and the Glenelg tram just a short walk away, making it ideal for professionals and young families as well as downsizers and empty nesters.

**Specifications:** Year Built / 2004 Council / Holdfast Bay Council Rates / \$514 PQ Strata Rates / \$1,538 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.