

331/16 Holdfast Promenade, Glenelg, SA 5045



Apartment For Sale

Tuesday, 21 November 2023

331/16 Holdfast Promenade, Glenelg, SA 5045

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



David Ferrari
0431073140



Tom McGarry
0437224888

Best Offer By 18/12

Perfectly positioned on the edge of the renowned Glenelg Beach, this immaculate apartment presents as an incredible opportunity for those looking to downsize to low-maintenance living or anyone seeking an enviable beachside lifestyle in one of Adelaide's premier coastal locations. Located centrally on the third floor, this stunning apartment overlooks the picturesque Colley Reserve. Introducing a spacious unique floorplan that is matched with only four other apartments in the building, comprising of a master suite, central bathroom, private balcony, and the heart of the home the open plan living/dining flooded with natural light. This apartment is ideal for the first home buyer looking to enjoy an enviable lifestyle or the astute investor, with an impressive investment income of \$80,000 this past 12 months. Key Features: - Generously sized bedroom featuring a built-in robe and convenient sliding door entry/exit to the private balcony. - Modern kitchen featuring quality stainless steel appliances, dishwasher, ample bench space, and stone benchtops - Spacious and light-filled living/meals area adjacent to the kitchen and opening out to the balcony - Private balcony overlooking the picturesque Colley Reserve accessible from the open plan living and the master suite. - Neat & tidy bathroom complete with shower/bath, toilet, and vanity - Full access to all luxury building amenities; swimming pool, gym and sauna - Secure undercover carpark - Stunning beachside location - on the waters edge of the renowned Glenelg Beach Contact us direct for a free quote on short-term holiday letting and long-term rental services. Perfectly positioned, merely steps from the crystal-clear water of the Glenelg Beach and just a short stroll away from all the Bay has to offer, including renowned restaurants, classy cafes and trendy shops along Jetty Road and the Marina Pier. The ultimate beachside package, offering the versatility to move in and enjoy, or take advantage of consistent returns all year round. Year Built / 2002 Council / Holdfast Bay Council Rates / TBC Water Rates / \$153 PQ Strata Rates / \$1888 PQ Short Term Rental: \$86,660.02 Gross 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