

4/14 Sixth Avenue, Glenelg East, SA 5045

Unit For Sale

Friday, 12 April 2024

4/14 Sixth Avenue, Glenelg East, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Craig Smith
0417979694



Nathan Clegg
0415590706

\$475k to \$505k Best Offer By 22/4 @12PM USP

An affordable entry point to beachside living or wonderful investment prospect, this tidy homette in a small group of 5 is set back from the tree-lined Sixth Avenue and just a kilometre from Jetty Road. Light, airy and spacious, a carpeted living space upon entry enjoys beautiful natural light courtesy of its northerly bay windows. Two bedrooms include a generous master overlooking the driveway with more natural northern light, a ceiling fan and robes, both serviced by an original bathroom with inset bath and shower. Overlooking a dining space, the roomy kitchen is wonderfully original and lends itself to future upgrades, with an abundance of cabinetry and bench space and a freestanding oven with gas cooktop ensuring perfect functionality as is. A no-maintenance courtyard with clothesline offers enough space for an outdoor table setting and for green thumbs to dabble. More to mention: - Freshly painted throughout - Linen storage - Separate laundry - Allocated carport Walk to the bus, tram, reserves and Spellmans' Social café, with plenty of local schooling options at your fingertips. A wonderful opportunity, be quick here. Specifications: CT / 5054 / 217 Built / 1973 Council / City of Holdfast Bay Zoning / Established Neighbourhood Council Rates / \$1,182.55 PA SA Water / \$153.70 PQ (Supply + Sewerage) ESL / \$209.85 PA Strata / \$462.75 PQ (\$347 PQ Admin & \$115.75 PQ Sinking)