

4/17 Second Avenue, Glenelg East, SA, 5045



Sold Unit

Monday, 26 June 2023

4/17 Second Avenue, Glenelg East, SA, 5045

Bedrooms: 2

Bathrooms: 1

Type: Unit

Fantastic First Home or Investment

BEST OFFER BY 5PM TUESDAY 18TH APRIL (UNLESS SOLD PRIOR)

Set in a small, very well looked after group of 5 units this home is a stones throw away to Jetty Road and has everything you need for an enviable coastal living lifestyle.

Having recently undergone renovations and cosmetic updates this great-sized unit offers its new owner the lock up and leave lifestyle so many strive for. Nearly everything has been done for you, so you can just sit back and relax.

There are two great sized bedrooms, both offering built in robes and ceiling fans. A neat and tidy bathroom and laundry with access to the rear entertaining area. A light filled open plan living and dining space which flows through to the new kitchen and onto the large fully undercover pergola.

Features include:

- ☒ Split system heating and cooling
- ☒ Ceiling fans to the bedrooms and living area
- ☒ Floating floors throughout
- ☒ Linen press storage
- ☒ Plantation shutters to the front of the unit
- ☒ Stainless steel appliances, gas cooking and Caesar stone bench tops to the kitchen
- ☒ Large fully paved rear entertaining area

Within 200m to your nearest Tram Stop, 350m to Jetty Road and 1km to the esplanade this truly is an exceptionally located, affordable unit perfect for your first home or investment.

Contact Nathan Gherghetta on 0498 881 119 to arrange an inspection.

Year Built: 1965

Council: City of Holdfast Bay

Title: Strata

Zone: Established Neighbourhood

Council Rates: \$1,04.60 p.a.

ESL: \$101.85 p.a.

Water Use: \$153.81 p.q. - Shared Meter

Strata Fee: \$420.00 p.q.

Rent Appraisal: \$390-\$400 per week