

**4/18 Cliff Street, Glenelg East, SA 5045**



**Sold Unit**

Wednesday, 6 September 2023

4/18 Cliff Street, Glenelg East, SA 5045

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 79 m2**

**Type: Unit**



Travis Denham Denham  
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**\$456,000**

Travis Denham and Michelle Draper proudly present to the market 4/18 Cliff Street, Glenelg East. Situated in the highly sought after suburb of Glenelg East; within minutes to the cosmopolitan Glenelg Beach, this delightful three-bedroom home is sure to appeal to a range of different buyers including downsizers, first home buyers and savvy investors alike. Featuring a versatile and spacious floorplan, inclusive of an open plan living and kitchen area and as well as a paved courtyard to the rear; this residence is packed with features you'll be sure to love. Entering the home, you will love the large picture windows and timber style flooring, offering a warm and welcoming ambiance throughout. The hub of the home will be the open plan living and kitchen area that is perfect for entertaining purposes as it allows an abundance of space for your guests to utilize. The kitchen is fresh and functional, featuring ample cabinetry space and a black speckled bench top, that is complimented by a white tiled splash back. Quality appliances include a gas cooktop with rangehood, oven and dishwasher. To the delight of the cooking enthusiast, there is also an abundance of bench space for food preparation and casual meals. Three quality bedrooms complete the home, each of which are reasonably sized, allowing plenty of space to customize each of the rooms as per your personal preferences. The layout of this floorplan is exceptionally functional with bedrooms one and two both within close proximity to the home's bathroom and laundry. The bathroom is complete with a vanity, toilet and spacious walk-in shower. Added features of the home include a split-system unit in the main living area, for year round comfort and for storage of your vehicle there is a single allocated carport. Downstairs, you will find additional storage underneath the stairs as well as your own private courtyard where you can soak in the morning sun. What really tops off this beautiful home has to be the location! You are within close proximity to plenty of secondary & primary schools including Our Lady of Grace, Sacred Heart College, Glenelg Primary, Immanuel College & Westminster School, as well as being moments away from the beautiful Glenelg Beach and Moseley Square. It is truly a lifestyle location and this is an opportunity you do not want to miss! Disclaimer: All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 299713) Magain Real Estate Brighton Independent franchisee - Denham Property Sales Pty Ltd