

**4/2 Rockingham Street, West Beach, SA 5024**

**CENTURY 21.**  
The Bay

**Sold Unit**

Tuesday, 12 March 2024

4/2 Rockingham Street, West Beach, SA 5024

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Larry Collin  
0870701644

**\$495,000**

With the Sounds of the waves you can hear on certain parts of the day is incredible. HOW LUCKY? Ooooo YEAH!! Ideal Investment (sit back) or Brilliant Air BNB (profitable right NOW & all furniture is a possibility to buy & they will show you how its run before hand over). How good is that? Or to LIVE-IN! (Lifestyle) Property is mostly up to date with recent renovations & complete with a new split system Air Conditioner and dishwasher.. A must see to inspect for yourselves & understand how good it REALLY is & so so close to the Sand & Sea of WEST BEACH you can smell & hear it. LOTS & LOTS TO LOVE: \* Anytime of Day, Beach Walks, Runs or Swims. \* Super Close to get in & out of the CBD by Car, Bus or Bicycle. \* Minutes to the AIRPORT ☺. \* Henley Square just up the Road by car, walk or bicycle. \* Jetty Road Glenelg just down the Road by car, walk or bicycle. \* HARBOUR TOWN very quick by car, walk or bicycle. \* BRAND NEW WEST BEACH Surf Life Saving club 100m for morning Coffee, lunch, dinner and if you haven't its a must check out, a VERY VERY Impressive BALCONY. \* Unit itself Nicely Renovated In Recent Years & GROUND FLOOR\* Popular, Profitable & Established Air BNB, hosting people from all over Australia & the World - can continue on with current management. \* Ground Floor with wide front door for Wheel Chair Access. This is a FANTASTIC Real Estate Purchase in every which way! Get in this week for the very first open and see for yourself.... Helpful Details: Council: City of Charles Sturt Council Rates: 1,228.95 p.a. (approx) Zoning: Waterfront Neighbourhood ESL: \$101.40 p.a. (approx) SA Water: \$153.70 p.q. (approx) Strata: Admin \$403.50 p.q. Sinking Fund \$20.84 p.q. (approx) For More Details Contact: LARRY COLLIN "Gets The Job Done" 0412 477 993 larry@c21thebay.com.au Century 21 The Bay (GLENELG) RLA 204 153