

4/20 Rockingham Street, West Beach, SA 5024



Unit For Sale

Friday, 17 May 2024

4/20 Rockingham Street, West Beach, SA 5024

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 105 m2

Type: Unit



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Auction On-Site Saturday 1st June 12:00PM

If you love salty sea air, deep blue ocean and a sun-drenched sandy beachfront, this two bedroom unit will definitely float your boat! Updates added fabulous flair to this early sixties' first home, downsizer or investment, situated barely a three minute walk from the beachfront and only a little further to the recently refurbished West Beach Surf Club. Both bedrooms feature ceiling fans and cosy carpets, while the open plan space makes a bold first impression. Wall-to-wall storage takes care of your practical needs, allowing the focus to fall on the rich timber tones underfoot and the sensational views afforded by the first floor position. Kitchen and bathroom updates mean you can soak up the modern style while relishing the fact that the work has been done for you. And ticking more boxes is the lock-up single garage keeping your car safe and secure, and squeaky clean! Things to love:

- 5-star kitchen: subway-tiled splashback, timber benchtops, pantry storage
- Stainless wall-mounted oven, rangehood and dishwasher
- Split system reverse cycle air conditioning plus ceiling fans
- Striking monochrome bathroom: bath, shower, vessel sink
- Scenic views from the balcony
- Roller shutters
- Close to bus stops
- Short walk to Barratt Reserve, West Beach sports fields, West Beach golf course
- Not far to Henley Square, Glenelg and Harbourside
- Offering investors good rental return
- Just 1km to West Beach Primary School
- Zoned Henley High School, close to Immanuel College

Currently tenanted at \$550 per week until April 2025. Whether you nest or invest, this is an affordable, not-to-be-missed opportunity to enjoy seaside living!

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | CHARLES STURT Zone | WN - Waterfront Neighbourhood Land | TBC sqm (Approx.) House | 105 sqm (Approx.) Built | 1962 Council Rates | \$1,204 pa Water | \$TBC pa ESL | \$183.55 pa