

4/22 Patawalonga Frontage, Glenelg North, SA 5045

HARRIS

Sold Unit

Saturday, 12 August 2023

4/22 Patawalonga Frontage, Glenelg North, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$595,000

This spacious 2-bedroom unit is ideally located in the sought-after suburb of Glenelg North. As you enter, you will immediately appreciate the open plan living area that is filled with natural light and plenty of space to relax. The stunning views across to the Patawalonga River are amazing, where you can also enjoy tranquil walks or bike rides along the scenic riverbank. The kitchen is generously sized and comes with everything you need to cook up a storm. The stainless-steel appliances, ample storage, and bench space make meal preparation a breeze. Both bedrooms are spacious, and the main bedroom has a built-in wardrobe, providing ample storage. You will wake up to stunning views of the hills and the Patawalonga River from the comfort of your bed! The lockable garage at the rear of the property provides secure parking for your car, with additional street parking available for guests. This unit is situated in a prime location, with a 5-minute walk to Glenelg, where you can enjoy a range of cafes, restaurants, shops, and amenities. You also have Glenelg Beach just a 2 minute walk around the corner. Don't miss out on this fantastic opportunity to make this your new home!

Key Features:- Large living/dining area with stunning views- Ample storage and bench space in kitchen- Two spacious bedrooms- Main bedroom with built in robes- Bathroom with a tub- Lockable garage at rear- Views of the Patawalonga and Hills- Walking track surrounding the Patawalonga- Close to local amenities and the Beach

Specifications:CT /5016/373 Council /Holdfast Bay Zoning /GN Built /1966 Council Rates / \$pa Strata Rates / \$545.01pq Strata Manager / Strata Data Emergency Services Levy / \$112.70pa SA Water / \$153.70pq

Estimated rental assessment: \$430 - \$460 p/w (Written rental assessment can be provided upon request)

Nearby Schools: /St Leonards P.S, West Beach P.S, Plympton International College

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