

48 Dunbar Terrace, Glenelg East, SA 5045

NOAKES
NICKOLAS

House For Sale

Thursday, 13 June 2024

48 Dunbar Terrace, Glenelg East, SA 5045

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 715 m2

Type: House



Simon Noakes
0402211543



Darcy Harcourt
0435756245

\$980K

Auction Saturday 29th of June at 10am (Unless Sold Prior). Welcome to a property that champions endless opportunities and coastal charm. Centrally positioned in the highly sought-after suburb of Glenelg East, this conventional home is ready for renovation or reinvention. With a generous block to make your mark, this corner allotment is brimming full of potential. Beyond its doors, the heart of this three-bedroom home is primed for grandeur. While its current state requires renovation from a motivated buyer, the promise of what could be realised here is incredibly exciting. It's an opportunity for a new beginning or a chance to infuse your own style on a pre-existing character home.

Key Features - Original three-bedroom home - Scope for a complete renovation or rebuild - Tightly-held Glenelg East location - Perfect for those drawn to coastal living - 4 Rainwater tanks

Nearby Amenities - A leisurely stroll away from Jetty Road Glenelg and its beautiful beaches - The tram stops directly by the house removing the need to park or commute - Proximity to ample public transport with Anzac Highway bus routes within walking distance - A 15-minute drive to Adelaide CBD for city entertainment and dining - Close to Morphettville Racecourse for those equestrian enthusiasts - Ample parking provision for up to four cars - Zoned for the reputable Glenelg Primary School - Proximity to Plympton International College for secondary education as well as the prestigious Immanuel College, Sacred Heart College, St Peter's Woodlands and St Mary's Memorial School - Walking distance to Dunbar Tce Kindergarten - Plethora of local cafe's and shops

This property's allure is amplified by its position - the convenience of a city commute without forfeiting the perks of coastal living. Enjoy a laid-back lifestyle that is uniquely South Australian, combining the allure of the sea, the buzz of Jetty Road and the proximity to the city. Express your interest today in this remarkable opportunity.

Land Size: 715sqm **Frontage:** 35.15m **Year Built:** 1933 **Title:** Torrens **Council:** City of Holdfast Bay **Council Rates:** \$2306.85 **PASA Water:** \$250.73 **PQES Levy:** \$146.10 **PAD**

Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.