

**4B Grove Street, Glenelg East, SA 5045**



**House For Sale**

Wednesday, 1 May 2024

4B Grove Street, Glenelg East, SA 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 351 m2**

**Type: House**



Samuel Paton  
0882928300



Adam Rice  
0882928300

## Auction (USP)

Located in the highly sought after suburb of Glenelg East, this well maintained three-bedroom courtyard home presents an outstanding opportunity, perfect for downsizers or first home buyers. This charming property is designed for ease of living and entertainment, featuring an open plan layout that seamlessly connects the living, dining, and kitchen areas. The kitchen includes gas cooking, a large 900mm oven and a breakfast bar ideal for casual meals. The dining area opens to a shaded pergola and there is an additional living room to allow for extra space for entertaining or relaxation. The master bedroom is complete with a walk through robe and a luxe ensuite. Bedrooms 2 & 3 feature built-in robes and the main bathroom includes a large corner shower. Step outside to a private backyard with multiple covered areas perfect for alfresco dining and entertaining. Additional features include ducted air conditioning for year-round comfort, a small garden shed and a single secure garage with internal access. Positioned only minutes away is the renowned Glenelg Beach and Jetty Road. The locale also boasts an array of vibrant shops, cafes, and restaurants, ensuring a dynamic lifestyle. Just a short walk and you will find yourself at the Glenelg East tram stop which will take you into the CBD or down to Moseley Square. There are plenty of quality education options closeby including Glenelg Primary School (zoned), Sacred Heart and Immanuel College. What we love:

- Highly sought-after Glenelg East location
- Kitchen with gas cooking and a breakfast bar
- Multiple living areas
- Master bedroom with walk-through robe and ensuite
- Bedrooms 2 and 3 include built-in robes
- Private backyard with multiple covered areas for alfresco dining
- Ducted air conditioning for comfort throughout the year
- Single secure garage with internal access
- Minutes from Glenelg Beach and Jetty Road
- Close to vibrant shops, cafes, and restaurants
- Walking distance to Glenelg East tram stop for easy CBD access
- Near Glenelg Primary School, Sacred Heart, and Immanuel College

Auction: Saturday, 18th May 2024 at 11.30am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.