

5/13 Third Avenue, Glenelg East, SA 5045



Sold Unit

Wednesday, 8 November 2023

5/13 Third Avenue, Glenelg East, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$525,000

Offers Close 14th of November (USP) Neatly tucked away at the rear of a quiet and well-maintained group of five, this solid-brick unit offers an affordable entry level into a thriving suburb, with fantastic short/long-term opportunities for the astute investor or ideal for first home buyers or downsizers. Ideally positioned in the heart of Glenelg East, this spacious and light filled two-bedroom unit presents as an ideal opportunity for anyone looking to downsize to low maintenance living in a perfectly convenient location. Offering open plan kitchen and dining, light filled lounge room, two generous size bedrooms, a central bathroom, rear courtyard and designated off-street car park this is a fantastic and affordable opportunity to purchase into a thriving beachside suburb. Key Features:- Functional kitchen featuring ample cupboard/bench space- Dining area adjacent to the kitchen- Spacious & light filled living area at the front of the unit with gas heater- Two generously sized bedrooms - master bedroom includes ceiling fan - Central bathroom complete with shower, bath, toilet, and vanity- Laundry space with convenient external access to the courtyard- Courtyard with ample room for entertaining friends and family and space for a BBQ- Designated off street undercover parking- New polished timber floorboards throughout living area & bedrooms- New LED lighting installed throughout the home Situated between the city and the sea, in one of South Australia's most highly sought-after coastal suburbs, you'll enjoy the enviable lifestyle on offer in a location that ticks all the boxes. Just minutes from the golden sands of the popular Glenelg Beach and cosmopolitan Jetty Road Glenelg, with classy café's, renowned restaurants, the Bath Street shops and picturesque reserves all within close proximity of your home. You're ideally placed to enjoy a lifestyle of high convenience in the Bay, with reputable schools and public transport easily accessible – this is a fantastic family friendly location. Specifications: Year Built / 1972 Council / Holdfast Bay Council Rates / \$296 PQ Strata Rates / \$472.50 PQ 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416