

5/44 Broadway, Glenelg South, SA 5045

Unit For Sale

Thursday, 25 April 2024

5/44 Broadway, Glenelg South, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit



Craig Ellis

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Contact Agent

This charming ground floor unit located on sought after 'Broadway' in Glenelg South is an ideal opportunity for first-time buyers, savvy investors or those desiring a low-maintenance lifestyle in a prime location. Within walking distance of iconic Glenelg Beach, renowned dining establishments and essential amenities of vibrant Jetty Road, this ultimate seaside location offers the best of cosmopolitan living at your doorstep. The unit features two bedrooms with built-in robes, ensuring ample storage and functionality, as well as an open-plan living, dining, and kitchen area equipped with modern conveniences. With a stylish galley-style kitchen boasting a gas cooktop and a welcoming ambiance for relaxation and entertainment, this property seamlessly combines comfort and practicality for those seeking a coastal retreat that truly feels like home.

Key Features:- Two well-appointed bedrooms with generous wardrobe space- Galley-style kitchen with gas cooking facilities- Laundry provisions for added convenience- Reverse cycle air-conditioning- Single carport for vehicle parking- Excellent access to public transport options for seamless connectivity

The property's enviable location near Jetty Road's cosmopolitan delights, dining establishments, and the serene esplanade underscores its appeal as a coveted lock-and-leave coastal living haven. With ideal school zoning, falling within the highly sought-after Glenelg Primary School and Brighton Secondary School catchment area. Embrace the tranquility and convenience of this highly sought-after location, offering endless opportunities for leisurely strolls along the beach, this unit epitomises a desirable coastal lifestyle focused on ease and relaxation.

CT | 4097/875 Council | City of Holdfast Bay Council Rates | \$1,178.05 pa approx. SA Water Rates | \$153.70 pq approx. ESL | \$100.65 pa approx. Title | Strata Admin Fund | \$275.00 pq approx. Sinking Fund | \$25.00 pq approx. Year Built | 1968