

5/44 Mary Street, Glenelg North, SA 5045

GaryJSmith

Unit For Sale

Friday, 26 January 2024

5/44 Mary Street, Glenelg North, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Craig Smith
0417979694



Nathan Clegg
0415590706

\$585,000 to \$615,000

Enjoying a prime street frontage position in the heart of Glenelg North, this Bay-side beauty presents a wonderful entry point to the suburb or fabulous investment prospect. With refined updates and its own driveway and carport within a small tidy group, you'll find all the coastal conveniences at your fingertips here. With the Pat, Marina, Jetty Road, shops, takeaway options, St Leonards Primary School, Wigley Reserve and bus and tram transport within a kilometre of your doorstep, there's not much more you could ask for in the way of location. And the inside you'll find just as delightful, a front porch entry opens to a carpeted formal living space with gorgeous bay window outlook over the front garden, feature gas fireplace and ceiling fan. Sliding doors reveal an updated adjoining kitchen overlooking the dining area complete with white cabinetry, a gas cooktop, neutral glass splash backs and breakfast bar. Two bedrooms each enjoy the comfort of ceiling fans, built-in robes and easy access to a neat mostly original bathroom with shower, inset bath, updated vanity and separate w/c. More to adore: - Breezeway access to separate laundry & private paved rear courtyard - Ducted evaporative cooling - Separate driveway to wide lock-up carport - Large front yard exclusive to unit 5 Lifestyle and location; Mary Street will make a solid seaside investment whichever way you look at it. Specifications: CT / 5046 / 228 Built / 1979 Council / City of Holdfast Bay Zoning / Established Neighbourhood Council Rates / \$1,188.90 pa SA Water / \$153.70 pq ES Levy / \$244.30 pa Strata / \$625 pq (\$598.90 admin & \$26.50 sinking fund)