

5/55-57 Brighton Road, Glenelg, SA 5045

HARRIS

Unit For Sale

Thursday, 13 June 2024

5/55-57 Brighton Road, Glenelg, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$530k-\$560k

Best Offers By 10am Monday 1st July (Unless Sold Prior) Holding prime position at the rear of a small group set over spacious and well-kept grounds, this two-bedroom townhouse presents a remodelled residence for you to move in and immediately relish the surrounding coastal lifestyle. Granting excellent start up or investment potential, the property has been significantly updated from top floor to bottom, beginning with an open plan ground level set upon floating floors to bring warmth and harmony to living, kitchen and bistro dining. A convenient powder room and laundry round out the downstairs footprint, connecting to a low-care yet charming courtyard featuring elevated decking and direct access from the lockup carport – another perk of the coveted rear position. Two carpeted bedrooms fitted with built-in robes and ceiling fans are joined by a bathroom boasting separate bath to form the upper level, whilst the front-facing master enjoys its own balcony and reverse cycle air conditioning unit. A tightly held group for very good reason – not only is the community tight-knit and caring but you'll hardly have to take your car out of the lock-up carport when Jetty Road and the city-to-bay tramline are 300m from your doorstep – streamlining your office commute and enriching your leisure time. It's all about lifestyle from this brilliant Brighton Road address... Even more to love:

- Solid double brick construction
- Carport behind roller door & extra off-street park
- Gas cooktop & stainless-steel oven
- Walk-in robe to master bedroom
- R/C air conditioning to both levels
- Under stairs storage
- Garden shed
- Zoned for Glenelg Primary & Brighton Secondary
- Moments to Westfield Marion, Flinders Uni & Hospital

Specifications: CT / 5089/345 Council / Holdfast Bay Zoning / HDN Built / 1975 Council Rates / \$1,207pa Strata/Community Rates / \$627pq Strata/Community Manager / Horner Management Emergency Services Levy / \$116.50 pa SA Water / \$245.10 pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Warradale P.S, Brighton Secondary School, Springbank Secondary College 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409