

**55/13 South Esplanade, Glenelg, SA 5045**



**Apartment For Sale**

Thursday, 30 May 2024

55/13 South Esplanade, Glenelg, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Apartment**



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## Auction (USP)

The owner has made their intentions clear - they want the property SOLD. Discover the epitome of coastal living in this exquisite 2-bedroom apartment overlooking the pristine Glenelg Beach. Designed for those who crave a serene yet vibrant lifestyle, this residence offers unparalleled access to the beach and the bustling amenities of Jetty Road. Imagine stepping out of your door to a world of cafes, gourmet restaurants, and unique specialty shops, all just moments away from your beachfront apartment. The heart of this home is its spacious, open-plan living and dining area, where expansive windows frame beautiful ocean views. This inviting space provides ample room to relax, entertain, and savour the stunning seaside panorama. Step out onto your private balcony, the perfect spot for morning coffee, with room for outdoor furniture and the refreshing sea breeze creating a tranquil ambiance. The well-appointed kitchen is seamlessly connected to the living and dining areas and features an electric stovetop, stainless steel appliances, abundant cupboard space and a thoughtfully laid-out, neutral design. It has been the centre of many cherished memories for the current owners, and it is now time for it's new owners to move in and make the most of the opportunity here to make this blank canvas their own. Both bedrooms are spacious and are designed for ultimate comfort. The master bedroom boasts a walk-in robe, while the second bedroom features a built-in robe, providing ample storage. The bathroom is spacious and fully tiled with a large shower and internal laundry; the layout meticulously planned to ensure the best use of the space. This has been a place of relaxation and rejuvenation for the current owners and with it's neutral, well-maintained features, it's ready for you to infuse your own style and create your own personal sanctuary. For your convenience, the apartment includes a designated car space, ensuring secure and easy parking. Beyond your doorstep, explore the vibrant locale of Glenelg. Jetty Road, with its array of shops, cafes, and restaurants, caters to every taste and desire. Savor the culinary delights at renowned establishments such as Sammy's on the Marina, The Wharf, and Tomiko Japanese Steak House. Families will appreciate the nearby Wigley Reserve, featuring a playground and sprawling grass spaces ideal for outdoor recreation. Education is another highlight, with zoning to Glenelg Primary School and Brighton Secondary School, and proximity to other quality schools such as Immanuel College and Sacred Heart College. With its unrivaled location, modern amenities, and undeniable coastal charm, this apartment on South Esplanade presents a rare opportunity to embrace the coveted beachside lifestyle. Whether you seek a peaceful retreat or a vibrant community, this home offers the best of both worlds, promising a life of luxury and leisure by the sea.

**What we Love:**

- Spectacular ocean views overlooking Glenelg Beach
- Spacious open-plan living and dining area
- Private balcony with room for outdoor furniture
- Neutral kitchen with electric stovetop, stainless steel appliances, and ample cupboard space
- Spacious master bedroom with walk-in robe, second bedroom with built-in robe
- Fully tiled main bathroom with a large shower and internal laundry
- Designated car space for secure parking
- Prime location near Jetty Road's cafes, restaurants, and specialty shops
- Proximity to renowned restaurants like Sammy's on the Marina, The Wharf, and Tomiko Japanese Steak House
- Nearby Wigley Reserve with playground and grass spaces
- Zoned to Glenelg Primary School and Brighton Secondary School
- Close to prestigious schools including Immanuel College and Sacred Heart College

**Auction:** Saturday, 22nd June 2024 at 3.00pm (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.