

6/15 First Avenue, Glenelg East, SA 5045



Unit For Sale

Friday, 14 June 2024

6/15 First Avenue, Glenelg East, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Rhys Digance
0404422155



Jason Rudd
0448681043

\$420K - \$450K | Offers Close 01/07 (USP)

Best Offer By 1st of July at 12:00pm (USP) Perfectly positioned in the heart of Glenelg East and just moments from Jetty Road, this tastefully updated, solid brick unit offers affordable, easy living in a highly sought after locale. Tucked away in a quiet, well-maintained group of eight, this home is perfectly suited to the first home buyer, astute investor or those looking to downsize offering convenient, low maintenance living along with fantastic rental potential. Offering a functional kitchen with ample bench and storage space, two generous size bedrooms, a light filled, open plan living and dining area, a central bathroom, private balcony and designated off-street car park this is a fantastic and affordable opportunity to purchase into a thriving suburb. Key Features:- Light and bright open plan kitchen, living and dining area - Functional kitchen with electric cooktop, ample bench & storage space - Two spacious bedrooms - Central bathroom with shower, vanity & toilet - Laundry with direct access to the private balcony - Private balcony perfect for your morning coffee - Designated off-street undercover car park - Ceiling fan and split system air conditioning in living area - Close to local schools, cafes and shops - Upgraded power board - Lock up storage shed a rear of group Embrace a lifestyle defined by complete comfort and ultimate convenience with immediate access to great local shops, multiple supermarkets, cinema, trendy cafés, classy restaurants, and picturesque reserves. The discerning buyer will be sure to take advantage of the impressive level of connectivity available from this tightly-held First Avenue address, with the tram just steps from your front door, making for a seamless commute to the pristine Glenelg Beach or Adelaide CBD. This is a true lifestyle opportunity and is perfectly suited to downsizers, young couples and savvy investors. Specifications: Year Built / 1960 Council / Holdfast Bay Council Rates / \$294 PQ Strata Rates / \$483 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