

6/6 Munro Street, Glenelg North, SA 5045



Unit For Sale

Tuesday, 28 May 2024

6/6 Munro Street, Glenelg North, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Rhys Digance
0404422155



Thomas Nicholas
0420306972

\$400K - \$425K | Offers Close 17/06 (USP)

Offers Closing 17th of June at 12pm (USP) Perfectly located on the first floor of a quiet and tightly held group, discover the charm of beachside living with this unique, stylish pied-a-terre located in the heart of Glenelg North. Solid in its construction and maintained to an immaculate standard, the home delivers an exceptional use of space across an incredibly functional floorplan which is certain to suit first home buyers and downsizers, whilst also presenting significant opportunity for the astute investor. Spacious, light and bright the home offers a generous living area, modern kitchen with quality appliances, two spacious bedrooms, a central bathroom, large private balcony surrounded by beautiful greenery and a designated off-street under cover car park, this is a fantastic and affordable opportunity to purchase into a thriving beachside suburb.

Key Features:- Modern kitchen with quality stainless steel appliances, gas cooktop and ample storage- Light filled lounge room- Two spacious bedrooms – both include built in robes- Central bathroom with shower, vanity and toilet- Large private balcony space - perfect for your morning coffee- Designated off street, under cover parking- Charming timber ceiling throughout- Split System heating and cooling in lounge room- Proven potential for AirBNB with excellent year round returns- Updated window treatments throughout- Close to local shops, cafes and public transport- Supermarkets such as Aldi, Coles and Woolworths all within walking distance- Just a short stroll to the Morphettville Racecourse Located in a true lifestyle location, you are within walking distance to the iconic Jetty Road, Holdfast Shores Marina and Glenelg Beach. Local amenities including Glenelg Golf Club, Glenlea Tennis Club and Novar Gardens Petanque & Bowling Club as well as quality schools; Immanuel College and St Leonards primary are all within minutes. Enjoy piece of mind with the Morphettville Medical Centre, only a walk away, housing not only a doctor's practice, but a pharmacy, a 24/7 gym, a podiatrist, and Clinpath. It is easy to get to the CBD with several bus stops and the Glenelg tram close by, making it ideal for professionals and young families as well as downsizers and empty nesters. This is a rare and exciting opportunity, don't let this one get away!

Specifications: Year Built / 1970 Council / Holdfast Bay Council Rates / \$260 PQ Strata Rates / \$995 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