

**6/745 Burbridge Road, West Beach, SA 5024**



**Sold House**

Monday, 18 March 2024

6/745 Burbridge Road, West Beach, SA 5024

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Anthony Fahey  
0882359822



Samuel Parsons  
0431934575

**\$450,000**

Situated on the corner of Burbridge & Seaview Road, just metres to the West Beach foreshore. Whether to simply move in and enjoy or for investment with the ability to earn a strong rental yield, the choice is yours. Set in a small group of just 7 units, with only one direct neighbour on the Western side. The unit itself offers a light and bright open plan main living / dining area with ocean views from both bedrooms. Positioned within walking distance to all local amenities including the Beach, Linear Park trail, Burbridge Road shopping centre and the new West Beach surf club. Offering an affordable entry point into one of Adelaide's premier coastal suburbs, this is an opportunity not to be missed. Features of the property include:- Allocated undercover parking space.- Spacious open plan main living / dining area.- Partially updated kitchen includes timber bench tops, freestanding oven with cooktop and plenty of cupboard storage.- Renovated bathroom includes a bath / shower combo and internal laundry facilities.- Bedroom one includes a built in robe and ceiling fan.- Bedroom two includes a built in robe and ceiling fan.- Combination of tile and floating floors.- Upgraded reverse cycle aircon unit.- Stylish selection of all window treatments.- Shared landing at the rear with space for a small table and chair setting. All this and more in the ever popular seaside suburb of West Beach. With easy access back into the CBD via Sir Donald Bradman Drive and just a short commute to the cosmopolitan hubs of Glenelg and Henley Beach. Strata levy & sinking fund levy - \$432p.q SA Water & sewer connection fees - \$151p.q Council rates - \$1151p.a Contact Agents for further information. RLA 183205