

**61/3 Holdfast Promenade, Glenelg, SA 5045**

**BOOTH**

**Apartment For Sale**

Wednesday, 24 April 2024

61/3 Holdfast Promenade, Glenelg, SA 5045

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jamie Brown  
0413000887

**\$1.45M - \$1.55M**

Without question, the finest two-bedroom apartment in 'Marina Pier', with peerless panoramic views down the North Coast, luxury cruisers below, the CBD, and the Adelaide Hills to the east. This fully and tastefully refurbished Sub-Penthouse apartment, also boasts a second bathroom, which this format did not originally present. Given the position within the building, Apartment 61 allows you to fully capture this most magical marine setting, in comfort and style, from your two independent ocean terraces. Beautifully appointed throughout, with too many features to list, this spacious, light-filled apartment is presented on large 60 cm x 60 cm quality tiles, including both balconies. Quality shutters feature throughout, framing the magnificent views, whilst allowing for filtered privacy when needed. The main casual living area is spacious with three living zones, including casual dining, TV area, and sitting zone, all of which flows out to the two ocean terraces. The designer kitchen with breakfast bar, is superbly appointed, with premium stone benchtops, 2 Pack custom cabinetry, and an ensemble of quality appliances, including no less than four Bosch ovens (steam, conventional and microwave), and Schott Ceran induction cooktop. A seamlessly built-in Mitsubishi Electric Inverter 700L French door fridge, is also included, Asko dishwasher, and Oliveri filtration system. The main protected marina terrace, with built-in ceiling heater, offers ridiculous views all-year-round, and boasts a wall-mounted TV. Accommodation is very comfortable, with the master bedroom (with BIR), having enough room for a study area, if desired. Both bedrooms have ceiling fans. The designer ensuite bathroom, with three heated towel rails, is superbly tasteful. A second bathroom, is incorporated cleverly within the laundry, and is most valuable, if you have guests staying. This immaculate and tastefully styled apartment, will only impress further on inspection, and with not a thing to do, but enjoy this spectacular marine location. Fantastic spontaneity to all the lifestyle attractions, including the beach at your doorstep, Jetty Road's fabulous café and retail strip only minutes away, or simply go downstairs for an oyster! Perfect for the downsizer, weekender, or seaside base for the interstate or country buyer, in this most credentialled beachfront residential complex. Low-maintenance and secure seaside lifestyle awaits! Currently one car park, with the option of creating a second, if storage cage removed. Ducted reverse-cycle air-conditioning. OFFERS CLOSE: Monday, 13th May 2024 at 12noon (Unless Sold Prior) AGENT: JAMIE BROWN 0413 000 887 RLA: 294724 RATES AND TAXES (approximate only and subject to change)- Certificate of Title Volume: 5734 Folio: 202- Council City of Holdfast Bay Rates: \$1,765.25 per annum (approx.)- SA Water Quarterly Supply Charge: \$74.20 per quarter (approx.) Sewer Charges: \$135.08 per quarter (approx.)- Emergency Services Levy \$123.55 per annum (approx.)- Community Levies and Management Whittles Management Services Pty Ltd Admin Fund: \$1,762.00 per quarter (approx.) Sinking Fund: \$264.00 per quarter (approx.)