

**7/38 Simcock Street, West Beach, SA 5024**



**Sold Townhouse**

Saturday, 24 February 2024

7/38 Simcock Street, West Beach, SA 5024

**Bedrooms: 2**

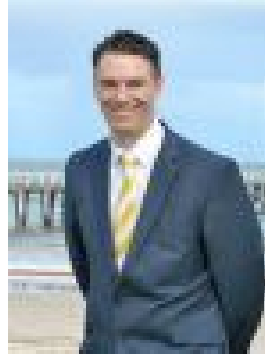
**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Samuel Parsons  
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Anthony Fahey  
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## Contact agent

Currently Tenanted at \$450p.w until December 2024 Located just a short stroll from the picturesque waters of West Beach this immaculately presented Townhouse, is the perfect opportunity for buyers seeking a low maintenance coastal lifestyle or savvy investment. Fully renovated throughout with no expense spared to all fixtures and fittings there is nothing left to do except simply move in and enjoy! Ideally suited to a multitude of buyers including investors, first home buyers, retirees and young professionals. With the potential for strong rental yield or for a comfortable residence to reside this is an opportunity not to be missed. Enriched with many fine attributes which include:- 2 double sized bedrooms located on the 2nd floor (Master with WIR, carpet, split system unit & ceiling fan). Bedroom 2 with BIR, carpet & ceiling fan).- Quality kitchen is equipped with hardwood bench tops, statement splash back, dishwasher, oven, cooktop & great storage. - Dedicated dining area off of the kitchen. - Spacious open plan lounge area with includes a reverse cycle air-conditioning. - Bespoke renovated bathroom including floor to ceiling subway tiles, new vanity, shower & separate W.C.- Practical laundry with added storage and access to rear. - Handy 2nd separate downstairs powder room.- Spacious under stair storage room (could be used as a walk in pantry if desired)- Feature timber staircase with glass balustrade. - Private rear courtyard with room for an outdoor setting.- Single car garage with drive through access for an additional car space if desired.- Stylish selection of all window treatments and lighting throughout. All this and more in one of Adelaide's premier seaside locations. Situated within close proximity to the recently upgraded West Beach Surf Club, "Henley Square", The Beach, excellent Restaurants and Cafe's, public transport and much more! Don't miss this exciting offering. Inspection is a must. RLA 183205