

**7/42 Bath Street, Glenelg South, SA 5045**

**NOAKES  
NICKOLAS**

**House For Sale**

Thursday, 16 November 2023

7/42 Bath Street, Glenelg South, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Simon Noakes  
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Sophie Fry  
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## Best Offers by 4/12 (USP)

\*Price guide to be released Wednesday after the first open\*Best Offers By Monday 4th of December at 12pm (Unless Sold Prior).Set towards the rear of a friendly solid cream brick strata group, this 70's two-bedroom unit on the coast provides a wonderful seaside lifestyle a stroll from the sea in Glenelg South.Offering approx. 81m<sup>2</sup> of total living, striped shade awnings to the front windows set the mood from the façade. Enter via the porch directly into the open plan living and take in a carpeted blank canvas complete with sheer curtains, quality blinds and detailed cornicing.The timber kitchen taps right into a 'what's old is new again' style resurgence, and includes a gas cooktop and oven.Updated in 2015, the contemporary bathroom will stand the test of time, with a separate bath and shower, modern vanity and timeless tiling going above and beyond.Both carpeted, the two bedrooms are fitted with mirrored built-in robes, more sheers and blinds, creating cosy sanctuaries for you or your tenants.Finally, a private courtyard is as low maintenance as they come, with a shade sail in place, and plenty of room for you to plant or make it your own.Embrace a cosmopolitan coastal lifestyle, seconds to cafes and restaurants including Sabai Café, Dulwich Bakery, Polk Restaurant and Bar, Mediterranean Café Ristorante, Le Paris Plage and Mockingbird Lounge.The convenience of Foodland is on your doorstep, with easy access to public transport just down the road, and the beautiful Esplanade and suburban coastlineMore features to love:- Reverse cycle split system A/C to open plan living- Small managed strata group of ten- Secure garage with roller door and laundry- Private paved courtyard- Gas hot water system- Walking distance to Brighton Secondary, Sacred Heart College and Glenelg Primary- Easy access to public transport along Brighton Road plus Jetty Road trams- Just 700m to Glenelg South Esplanade, 3.5km to Westfield Marion and under 9km to the Adelaide CBDYear Built: 1971Title: StrataCouncil: City of Holdfast BayCouncil Rates: \$1107PASA Water: \$187.75PQES Levy: \$108PADisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.