

7/49 Partridge Street, Glenelg South, SA 5045

HARRIS

Unit For Sale

Monday, 8 January 2024

7/49 Partridge Street, Glenelg South, SA 5045

Bedrooms: 1

Bathrooms: 1

Type: Unit



Guy Barrett
0405663406



Sam Johns
0437885776

\$330k-\$345k

Best Offers By 12pm Tuesday 23rd January 2024 (Unless Sold Prior) Want the beachside lifestyle without the price tag that usually comes with it? The answer sits snugly tucked away in a small group of quaint units, emerging to the market for the first time in some 33 years, enviably placed just a 15-minute walk from Glenelg's Broadway Kiosk. Set back from the towering pines that make Partridge Street so appealing, this solidly built one-bedroom home fits the description for anyone who craves the summer beachy buzz - not the bustle. Inside, brand new timber-look floors, lashings of natural light and a neutral colour scheme keep things wonderfully simple in this deceptively spacious home with a living zone that stretches from the front door to the rear kitchen with free-flowing ease. The kitchen does the job; the potential to renovate it down the track ensures this move-in-ready home has its best days still ahead of it. Those hot summer days are soothed by a new Daikin reverse cycle air-conditioner, oversized to bring the mercury down in every space, including a 12sqm main bedroom with built-in robes and ensuite bathroom. A rear courtyard is home to a small storage shed, ready to protect your boogie board, crab nets and tools from the elements. The same elements that make jogs along the Esplanade, fish and chips by sunset, morning swims, and strolls to coffee dates on Broadway or Jetty Road a daily dream. You're home. More to love: -☑Double brick construction -☑Part of a quaint, small group of units -☑Ultra low maintenance, inside and out -☑Spacious main living zone -☑Brand new flooring -☑Plenty of storage to kitchen -☑Reverse cycle air conditioning, plus ceiling fans to main living zone and bedroom -☑Walking distance from public transport -☑A short drive or walk from Jetty Road Glenelg, The Holdy, a range of cafes, supermarket and Glenelg Oval Specifications: CT / 5012/160 Council / Holdfast Bay Zoning / Established Neighbourhood Built / 1960 Council Rates / \$1,176pa Strata Rates / \$300pq Emergency Services Levy / \$98pa SA Water / \$154pq 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409