

**8/23 Moseley Street, Glenelg, SA 5045**



**Unit For Sale**

Wednesday, 14 February 2024

8/23 Moseley Street, Glenelg, SA 5045

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Ferrari  
0431073140



Brad Porter  
0437853989

## Best Offer By 05/3 (USP)

Located in the heart of Glenelg, one of South Australia's premier coastal destinations, this delightful unit offers the perfect blend of lifestyle and convenience. Situated on Moseley Street, the property is a stone's throw away from the sandy shores of Glenelg Beach, bustling shops, and a variety of transport options. The unit itself exudes a welcoming atmosphere with its well-maintained condition and upgraded materials, ensuring a quality living space that's ready to be enjoyed. Boasting a spacious and thoughtfully designed layout, this unit features an expansive bedroom accompanied by a walk-in wardrobe that exemplifies the unit's smart use of space. This versatile walk-in wardrobe holds the potential to be transformed into a study, catering to the dynamic needs of modern living. The property also comes with the added convenience of a spacious open plan living, dining, and kitchen area, and a designated carport at the rear of the building, embodying a complete package of comfort, functionality, and security.

Key features:- Large bedroom with a walk-in wardrobe- Spacious open plan living, dining, and kitchen area- Functional kitchen featuring S/S appliances, and ample amounts of storage- Upstairs bathroom/laundry featuring vanity, toilet, shower, and large laundry sink- Air conditioning for year-round comfort- Designated carparking located at the rear of the building- Car parking entrance via Percival Street- Prime location close to all that Jetty Road has to offer- Situated in a pet friendly group

Year Built / 1975  
Council / Holdfast Council  
Council Rates / \$295 PQ  
Water Rates / \$153.70 PQ  
Strata Fees / \$642 PQ  
Rental Estimate / \$400-\$420 PW

Just meters from the golden sands of the renowned Glenelg Beach, and a short stroll away from all the Bay has to offer, including renowned restaurants, classy cafes and trendy shops along Jetty Road and the Marina Pier – this is a true lifestyle opportunity in the heart of the Bay. Enjoy the convenience of having everything at your fingertips with public transport, picturesque reserves, and great local amenities available right on your doorstep. 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 advice. RLA 254416