

8/30 Simcock Street, West Beach, SA 5024

Sold Unit

Wednesday, 3 January 2024

8/30 Simcock Street, West Beach, SA 5024

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Laz Ouslinis
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Contact agent

BRIGHT & FRESH TWO BEDROOM UNIT WITH PERKS GALORE Another EXCLUSIVE OFF-MARKET property sold by Laz Ouslinis & Jonathan Manocchio and the team at ous.property via our extensive buyer database. For more information about the sale of this property, feel free to get in contact with Sales Agent Jonathan Manocchio on 0410 648 378. Thinking of selling? Think ous.property.... Summer at Simcock Street is simply sensational! Just a five minute walk from the glorious beachfront, you're also within cooeee of endless fun in the sun at Glenelg, Henley Beach, Harbourside, the West Beach Surf Club and the Henley Sailing Club. So, if you want to be where it's all happening this summer, consider this fabulous two-bedroom, single storey unit. The surprise factor is the adjoining carport plus the rare inclusion of a second designated carpark. Along with a garden shed, there is a full-width pergola so you can entertain outdoors even if the weather doesn't come to the party. Fresh paint adds zesty style to the spacious interior where a modern kitchen boasts stainless appliances, a gas cooktop, dishwasher and pantry. Hybrid flooring throughout, the air-conditioned lounge and a cosy dining nook leads the way to a sizzling kitchen. More features elevate this unit to gold-star status: • Two comfy bedrooms each with built-in robes • Ceiling fans in the master bedroom & 2nd bedroom • Bath, shower, and a separate toilet • Full-size laundry • Modern split system a/c and a ceiling fan in the lounge • Very short walk to bus stops • Close to West Beach Parks • Walk to eateries and supermarket at Burbridge Centre Shopping Mall • Just 1km (approx.) to West Beach Primary School (unzoned) • Zoned Henley High School (2.9km) • Short walk or jog to West Beach Parkrun on Saturday mornings! An easy-care delight for first home buyers and downsizers, this little ripper is also an exciting investment. Council rates / approx - \$1230.00 p.a SA water / approx - \$153.70 p.q ES levy / approx - \$TBA p.a Strata Fees / approx - \$483.70 pq LET'S TALK RLA 267639 Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.