

**914/27 Colley Terrace, Glenelg, SA 5045**



**Apartment For Sale**

Saturday, 13 April 2024

914/27 Colley Terrace, Glenelg, SA 5045

**Bedrooms: 1**

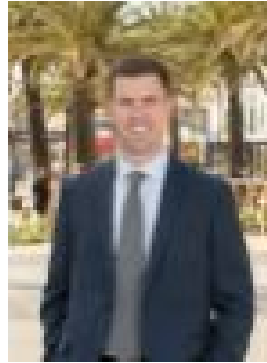
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Adam Keane  
0421225630



Chris Daley  
0422465689

**\$495,000 - \$520,000**

Offering a coastal-luxe atmosphere that effortlessly blends comfort and practicality. Nestled within a highly sought-after locale, just 180 metres from the pristine Glenelg Beach, this property beckons to Investors, first-time home buyers and downsizers, offering an undeniably appealing lock-and-leave lifestyle in the heart of the Bay. This presents an impeccable opportunity for the astute buyer to promptly move in and relish years of hassle-free, low-maintenance living. From an investment standpoint, this property checks all the boxes with its sought-after location, ocean views, expansive layout, and updated interior, creating abundant short and long-term prospects.

**Distinctive Features:**

- Expansive open-plan living and dining space
- Contemporary kitchen with quality benchtops, ample cupboard space, and fully equipped with appliances
- Private balcony, well-sheltered, seamlessly connecting with the interior living space and offering breathtaking reserve and ocean views
- Spacious master bedroom with a built-in wardrobe and sliding door access to the living area
- Well-appointed bathroom with a shower, toilet, vanity, and floor-to-ceiling tiles
- European-style concealed laundry nook with ample bench/cupboard space
- Ducted reverse cycle air conditioning throughout for year-round comfort
- Designated personal parking with convenient lift access to your front door
- Video intercom and security key card access to the building and your apartment
- Full access to luxurious building amenities, including an in-ground indoor swimming pool, sauna, and fully equipped gym.

Built / 2004 LGA / City of Holdfast Bay Zoning / Urban Neighbourhood CT / 5926 / 246

Approximate Outgoings: Strata Manager / Strata Data Strata Admin / \$909.95 PQ Strata Sinking / 245.00 PQ Water Sewer / \$79.50 PQ Water Supply / \$74.20 PQ Council Rates / \$296 PQ ESL / \$109 PA

Currently leased through Oaks Liberty Towers returning approximately \$25,860 Per Annum.