

**1/2 Fourth Avenue, Glenelg East, SA, 5045**

**NOAKES  
NICKOLAS**

## **Apartment For Sale**

Thursday, 10 October 2024

**1/2 Fourth Avenue, Glenelg East, SA, 5045**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



Alicia Nickolas  
0434391417

## **A Modern Haven of Comfort and Simplicity in Glenelg East.**

Best Offers By 28/10 at 10am - Unless Sold Prior

A welcoming and beautifully kept home nestled in the heart of Glenelg East. Perfectly situated at 1/2 Fourth Avenue, this property is a sure pick, offering an ideal blend of comfort, convenience, and simplicity.

This home boasts two spacious bedrooms, providing a cosy haven to retreat to at the end of a busy day. The interiors are enhanced by brand new plantation shutters, letting in an abundance of light which further complements the open plan layout, adding a sense of freshness to the space.

Designed for year-round comfort, this abode is equipped with ducted reverse cycle air conditioning and the double brick construction adds a durable layer of insulation as well, a testament to the quality of this sturdy home.

The heart of the home, the kitchen, is indeed a modern marvel. It flaunts an open-plan design, an island for quick bites, and stainless steel appliances which include a gas cooktop and a dishwasher.

A beautiful mix of floating floorboards and tiles throughout, give it a sleek and modern look. The large windows in the space allow sunlight to flood in, creating a bright and inviting atmosphere.

Stepping outside, you're greeted by a private courtyard with sustainable no maintenance decking, a perfect spot for a morning cuppa or an evening wind-down. The brand-new decking adds a touch of modernity to the outdoor space, making it perfect for those who enjoy alfresco entertaining.

This perfectly styled home has to option to be purchased fully or partially furnished.

### Features

- Brand new plantation shutters
- Ducted reverse cycle airconditioning
- Sustainable, no maintenance decking
- Stainless steel kitchen appliances
- Private lockable garden shed
- Pet friendly

### Lifestyle

- Close proximity to Jetty Road Glenelg & Westfield Marion Shopping Centre
- Zoned for Glenelg Primary School and Plympton International College
- Close to St Marys Primary School and Brighton Secondary School
- 400m walk to the tram Stop 14 Glenelg East

### Rates

- City of Holdfast Bay
- Strata Title
- Whittles Strata Management
- Strata \$502PQ
- Council \$1269PA
- SA Water \$165PQ
- ES Levy \$124PA

Built 1969

Disclaimer at [noakesnickolas.com.au](http://noakesnickolas.com.au) | RLA 315571