

**12/3 Melton St, Somerton Park, SA, 5044**



**Apartment For Sale**

Wednesday, 14 August 2024

12/3 Melton St, Somerton Park, SA, 5044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Adam Farrelly Marg Kneebone  
0401477767

## STYLISH & MODERN COASTAL UNIT!

ARE YOU STARTING OUT, INVESTING, DOWNSIZING OR LOOKING FOR A BEACHSIDE RETREAT? LOOK NO FURTHER!

This stunning 2-bedroom unit offers convenience and an easy coastal lifestyle. Tucked away in a very neat and tidy group in a prime location, where you're just minutes from the stunning local beaches including the very popular Glenelg and Brighton precincts! A huge added bonus to the location is it's within the very sought after Brighton High School and Glenelg Primary School Zones! You literally have all amenities at your doorstep!

This very well kept group of units has recently made major improvements including a completely new Colourbond Roof and freshly painted facade, instantly adding fantastic appeal & fresh new look. The time to buy couldn't be better!

The stylish upgrades and renovations continue inside with high quality finishes throughout, you can just simply move on in and enjoy all this delightful unit has to offer! The updated designer bathroom and kitchen are true highlights! Enjoy the modern open plan family, dining and stunning kitchen area, along with 2 good sized bedrooms both with built in robes and ceiling fans.

Fall in love with the gorgeous polished timber floors, a stunning & spacious bathroom with feature black tapware, ceramic basin and solid timber top vanity. An innovative study nook and separate laundry complete your main areas. Year round comfort is provided with a split system air conditioner, plus you get the bonus of a private lock up carport for secure parking.

It's truly LIFE MADE EASY, with easy access to public transport via the Tram or Bus! Plus you have a heap of parks/playgrounds, amazing schools, the popular Broadway strip and so much more, all within walking distance.

Don't miss this amazing buying opportunity!

Strata information -

- Strata Management SA
- Very well kept group of 14 units
- \$402.50 per quarter (Admin)
- \$269.50 per quarter (Sinking)
- Includes Building/Strata Insurance
- No pets allowed

For more information, please contact your local dynamic duo:

Adam Farrelly - 0401477767

Marg Kneebone - 0400144520

Proudly brought to you by Century 21 Coast to Vines Group

RLA 321648

Disclaimer: We are of the understanding that the information provided is accurate however we cannot guarantee accuracy and interested parties should make and rely on their own enquires to obtain legal and financial advice.