

123/29 Colley Terrace, Glenelg, SA 5045

HARRIS

Apartment For Sale

Wednesday, 19 June 2024

123/29 Colley Terrace, Glenelg, SA 5045

Bedrooms: 3

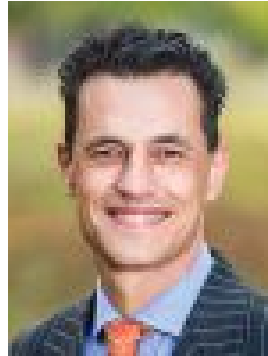
Bathrooms: 2

Parkings: 2

Type: Apartment



Sam Johns
0437885776



Guy Barrett
0405663406

\$1.15m-\$1.2m

Best Offers By 12pm Tuesday 2nd of July 2024 (Unless Sold Prior) Investors: grab this extraordinary opportunity to maximise your ROI as this apartment provides an unprecedented 7% return (\$80k plus per annum) through Air BnB. An exceptional double-storey townhouse that claims the iconic pines of Colley Reserve as its front yard - 123/29 Colley Terrace is the zero-fuss, total-lifestyle package you've always dreamed of. Blending indoors and out, a private outdoor terrace stretches to extensive lounge, open plan layout optimising flow across all zones. Overseen by an exquisite Jag kitchen that layers waterfall Caesarstone benchtops, sleek glass splashback, and a full suite of European stainless-steel appliances, it's the ultimate epicentre to take you from morning coffee to New Years Eve seamlessly. An additional family room to upstairs landing offers more space to spread out and relax or settle in and focus, study nook permanently solving the dilemma of where to set up shop on work-from-home days. Wrapped with built-in robes, ensuite, and private balcony, a main bedroom delivers an enviable retreat, ready for you to greet or end the day with views across the marina. Two additional bedrooms boast their own balcony, fully serviced by family bathroom with floor-to-ceiling subway tiling, freestanding shower, and bathtub, completing the footprint with the ideal framework for any configuration. And if that's not impressive enough, all the amenities of Oaks Liberty Towers amplify your lifestyle to even more impressive heights, pool, spa, sauna, and gym placing ensuring you never need to leave the building for your new rituals. You're never more than a few steps from having your toes in the water, with Glenelg beach seconds from your doorstep for quick dips or downtime spent exploring the esplanade on foot or bike. A mere 2-minute walk finds you amongst the endless amenities of Jetty Road and Mosley Square, with eateries, retail shopping and cinemas ready to meet your needs. The morning commute is effortless, with a 20-minute drive to the CBD, or a simple trip via Tram or Bus. New home, chic weekender, or strategic investment - it's epic from every angle. More to love:

- Full service building with fob access, CCTV monitoring, reception service, after-hours assistance, and rubbish chute
- Communal amenities including fully tiled and heated pool, spa, sauna and gym room
- Dual basement car parks accessed via Durham Street, plus storage cage
- Separate laundry and guest powder room
- Ducted air-conditioning, plus split systems to lounge and main bedroom
- Freshly repainted throughout
- Neutral colour palette
- Polished timber floors
- Downlighting

Specifications: CT / 5926/80 Council / Holdfast Bay Zoning / UNBuilt / 2004 Council Rates / \$1323.90pa Strata Rates / \$2,392pq Strata Manager / Strata Data Emergency Services Levy / \$149.75pa SA Water / \$234.32pq Estimated rental assessment / \$850 to \$900 per week / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Plympton International College, Warradale P.S, Plympton International College Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409