

**2/4 Douglas Grove, Glenelg North, SA, 5045**

**TURNER.**

**Apartment For Sale**

Friday, 30 August 2024

2/4 Douglas Grove, Glenelg North, SA, 5045

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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### '3 Bedrooms in Prime Coastal Location!'

An exciting opportunity is on offer to purchase a very well presented three-bedroom, one-bathroom, ground floor unit in one of Adelaide's sought after bayside suburbs.

With a lease in place until the 15th of July 2025, this property is ideal for the astute investor or those looking for a place of their own to move into in the near future.

Built in 1972, superbly located, and in walking distance to the Cosmopolitan Glenelg Precinct offering multiple cafes, shops, and entertainment with a Picturesque Walk around the Patawalonga River and a short walk to North Glenelg Beach.

A Short commute to the CBD on the nearby tram as well as bus access on Anzac Highway.

Features we love about this home:

- Three bedrooms
- Built ins in bedroom three
- Neat functional Kitchen
- Meals area
- Large Lounge room
- Plenty of windows for natural light and sunshine
- Carport for one car
- Tool shed / clothesline

Quality Schools: Immanuel College, St Leonards' and Plympton international College, Glenelg Primary School are in close proximity. Numerous shopping outlets such as Bayside Village, Jetty Road, and Harbour Town with the Airport within easy access.

CT / 5012 / 930

Year built / 1972

Equivalent Building Area / 84 sqm (approx.)

Council / City of Holdfast Bay

Council Rates / \$1,265.55 p.a.

Admin Levy \$570.00 p.q. / Sinking Fund \$330.00 p.q.

Water & Sewer / \$203.61 p.q.

ESL / \$112.95 p.a.

Strata Title

Rent appraisal / \$470 - \$490 per week

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639