

319/16 Holdfast Promenade, Glenelg, SA, 5045



Apartment For Sale

Wednesday, 14 August 2024

319/16 Holdfast Promenade, Glenelg, SA, 5045

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

The Oaks Opportunity of a Lifetime

Enjoying superb uninterrupted ocean views over Glenelg and the foreshore, this stunning third floor apartment is the beachside pad or investment of a lifetime.

Located within the iconic Oaks Glenelg Plaza on Holdfast Promenade, all of the precinct's attractions are at your fingertips here, including The Marina, Jetty Road's endless bars and eateries, shops, hotels, tram and bus transport, a simple 10km commute from the CBD.

Two bedrooms are well-proportioned and complete with built-in robes, the master enjoying access to an ensuite bathroom with corner shower, with the convenience of a second bathroom with shower over bath and laundry facilities.

A well-equipped kitchen offers substantial storage space, a dishwasher and electric cooktop for eating in, overlooking a carpeted living and dining space with big picture windows and private balcony providing unbeatable ocean and summer sunset views.

More you'll adore:

- One allocated under building carpark
- Ducted reverse cycle air conditioning
- Use of communal facilities including gym and pool
- Currently leased back to the Oaks Hotel & Resort
- Absolute Net return exceeds 5.0% for 23/24 FY.

Possible Stamp Duty exemption for corporate Investors.

Location, lifestyle and luxury, beachside bases don't come better than this.

Specifications:

CT / 5886/790

Council / City of Holdfast Bay

Council Rates / \$1,517.45 PA

SA Water / \$195.23 PQ

ES Levy / \$332.60 PA