

**1/14 Broadway, Glenelg South, SA 5045**



**House For Sale**

Wednesday, 10 July 2024

1/14 Broadway, Glenelg South, SA 5045

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rod Smitheram

0882928300

## Auction (USP)

Welcome to 1/14 Broadway, Glenelg South, a charming unit that offers a blend of comfort and convenience in a highly sought-after coastal suburb. This delightful one-bedroom unit is perfect for savvy investors or for those seeking a relaxed, low-maintenance lifestyle with modern amenities and a prime location. Step inside to discover a bright and airy living space that seamlessly connects to a well-appointed kitchen. The kitchen features contemporary finishes, ample cabinetry, and quality appliances including a dishwasher, oven, and cooktop. The spacious lounge area is perfect for unwinding after a long day or entertaining guests. The bedroom is generously sized, complete with a built-in robe, providing plenty of storage space. The bathroom is modern and stylish, featuring a large shower and vanity. Additional features include a linen closet and access to a common laundry area for added convenience. Outside, the property boasts a designated carport, ensuring secure off-street parking. The well-maintained complex adds to the appeal, providing a pleasant and secure living environment. Location is key, and this property does not disappoint. Situated within walking distance to the beautiful Glenelg Beach, you can enjoy the sun, sand, and surf whenever you please. The cosmopolitan Jetty Road is nearby, offering an array of dining, shopping, and entertainment options. The popular Broadway Kiosk is just down the road, perfect for a casual coffee or meal by the sea. Public transport is easily accessible, with the tramline providing direct access into the CBD, making commuting a breeze. Enjoy the best of coastal living in this beautiful and highly sought-after suburb, where every convenience is right at your doorstep.

**What we Love:**

- Prime coastal location in Glenelg South
- Walking distance to Glenelg Beach
- Close proximity to Jetty Road for dining, shopping, and entertainment
- Modern kitchen with dishwasher, oven, and cooktop
- Bright and spacious lounge area
- Generously sized bedroom with built-in robe
- Stylish bathroom with large shower and vanity
- Linen closet for additional storage
- Access to common laundry area
- Designated carport for secure off-street parking
- Well-maintained and secure complex
- Easy access to public transport and tramline for direct CBD access
- Near the popular Broadway Kiosk
- Currently tenanted until 13th November 2024 at \$440 p/week

Auction: Saturday, 27th July 2024 at 12.30pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.