

**2 Healesville Avenue, Glenelg East, SA 5045**



**House For Sale**

Sunday, 23 June 2024

2 Healesville Avenue, Glenelg East, SA 5045

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Burns  
0418825880



Alyce de Visser  
0883583322

## BEST OFFER BY 13TH JULY (USP)

Located within the highly sought after Character filled suburb that is Glenelg East, this delightful family home is sure to capture your attention! This beautiful Scott Salisbury built home boasts convenient, single story living, three generous bedrooms - master with built-in robe and two way bathroom access, built-in robe to bedroom 2, spacious main living and formal dining. The large, well appointed kitchen adjoins the meals/family room, surrounded by the low maintenance, landscaped gardens and outdoor entertaining at the rear, double carport with internal access and European laundry with a surprising amount of space. Additional Features We Love :Bursting with natural light with potential to add your own style and touches Private and Secure - perfect to just lock up and go! Ducted reverse cycle air conditioning Full bathroom with separate toilet Spacious, hidden European laundry Freshly painted with new flooring throughout Secure parking with double Carport - access through to rear yard Easy care, low maintenance rear yard Located within the Brighton High School Zone and close to many quality schools Here you have the option to lift this home again, and bring it to life in 2024 or move in and enjoy as is - the choice is your! A versatile layout that would be ideally suited to first home buyers, families looking to downsize, and investors alike! A much loved family home just minutes to all the local hot spots - the Broadway at Glenelg South, Jetty Road Glenelg Shopping precinct, Glenelg and Somerton Park beaches and more. Central to the Adelaide CBD, Westfield Marion Shopping Complex & close to public transport. CT Details : 5378/960 Title : Torrens Title Built - 1996 Build size : 166 sqm\* Land size : 299 sqm\* Council Area : City of Holdfast Bay Council Zoned : GN General Neighbourhood Rental Estimate : \$700 - \$750 per week\*\* Local attractions nearby : Jetty Road Glenelg Shops, Cafes and beach, the Broadway at Glenelg South, local shops including Scotty's corner IGA and the Glenelg South Shopping Centre incl. Foodland, the Pristine beaches of both Glenelg and Somerton Park Beach and so much more. Central to the Adelaide CBD & Westfield Marion. Parks/Reserves nearby : Bath Street Reserve & Playground, Seaforth Park, Baddams Green, Da Costa Reserve & Playground, Sacred Heart & Glenelg Ovals, Wigley Reserve & Playground, Colley Reserve, Glenelg Foreshore Playspace and so much more. Schools nearby : Brighton Secondary School, Glenelg Primary, St Peter's Woodlands, Our Lady of Grace, St Leonards Primary, Immanuel Primary & College, St Mary's Memorial, Dunbar Terrace Kindy, McAuley Community, Warradale Primary, Paringa Park Primary, Brighton Primary, Christ the King just to name a few. Transport nearby : Bus & Tram stops close by.\* Whilst all care has been taken to ensure the accuracy of this information acquired from reliable sources, we cannot guarantee it's complete accuracy therefore, we accept no liability for any errors/omissions. We strongly recommend all parties carry out their own due diligence and seek independent advice.\*\* This advice is not to be considered Financial or Investment Advice. We recommend all parties seek their own Legal/Financial Advice in relation to possible Investment Advice. Refer to the Form R7.