

3/98 Cliff Street, Glengowrie, SA 5044

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 10 July 2024

3/98 Cliff Street, Glengowrie, SA 5044

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 85 m2

Type: House



Callan Eames
0881663989



Matt Brook
0881663989

Best Offers By 29/7 (USP)

Best Offers By Monday 29th of July at 1pm (Unless Sold Prior). Welcome to this impeccably presented unit tucked away amongst a small group of five, in the tightly-held suburb of Glengowrie. As you step into 3/98 Cliff Street, you are met by the warmth of timber-look floors illuminating under the natural light filtered through large windows. The home offers two sizeable bedrooms, perfect for a variety of occupants ranging from first home buyers to growing professionals, and even those keen on downsizing. Investors too will find the property an attractive prospect due to its appealing features and prime location. Constructed around 1970 with numerous improvements completed in 2005, this brick-built abode offers the perfect blend of modern design elements and classic aesthetics. The kitchen comes fitted with a freestanding oven, appealing to those with a flair for culinary endeavours. Further enhancing the allure of this home is a private courtyard, ideal for small gatherings or a quiet retreat. The property also boasts a pergola and provides a single carport parking space, ensuring your vehicle stays protected from the elements. Additional conveniences include built-in robes, a linen closet, and an instant gas hot water facility, guaranteeing a comfortable living experience. This unit's location is one of its biggest selling points - situated within close proximity to the buzz of The Morphett Arms, the fun-filled Stanley Street Reserve Playground, the thrilling Morphettville Racecourse, and the ever-inviting Jetty Road Precinct. Within close proximity to the tram providing convenient transport to the Bay or the CBD. With school zoning for a range of schools, families can be assured of quality education for their children. Even more to love:- Single Carport- Built-in Robes, Linen Closet, Shed- Instant Gas Hot Water- Ceiling Fans in both Bedrooms- Reverse Cycle Air Conditioning - School Zoning: Our Lady of Grace, Hamilton High School, Glenelg Primary School - Other local Schools: Sacred Heart College Hurry and make this charming unit your new home or next investment endeavour! With its inviting layout, low-maintenance features, and strategic location, this property could be the perfect addition to your portfolio. Land Size: 85sqm Year Built: 1970 Title: Strata Council: City of Marion Council Rates: \$1223.50 PASA Water: \$165.55 PQES Levy: \$111.50 PASTrata Fees: \$278.20 PQ 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.