

1/11 Acacia Ave, Glenelg North, SA, 5045



Unit For Sale

Saturday, 10 August 2024

1/11 Acacia Ave, Glenelg North, SA, 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Rhys Digance
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Jason Rudd
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Ideal Investment, First Home, or Downsizer in an Ideal Coastal Location

Offers Closing 26th of August at 12pm (USP)

Perfectly positioned in a quiet and well-maintained group of four, this solid-brick unit offers an affordable entry level into a thriving suburb, with fantastic short/long-term opportunities for the astute investor or ideal for first home buyers or downsizers. Ideally positioned in the heart of Glenelg North, this spacious and light filled two-bedroom unit presents as an ideal opportunity for anyone looking to downsize to low maintenance living in a perfectly convenient location.

Offering open plan kitchen and dining, light filled lounge room, two generous size bedrooms, a central bathroom, rear courtyard and designated off-street car park this is a fantastic and affordable opportunity to purchase into a thriving beachside suburb.

Key Features:

- Modern kitchen/meals area featuring Caesarstone benchtop, gas cooktop and dishwasher
- Light-filled, open plan living area including split system air conditioning and ceiling fan
- Two generously sized bedrooms with built-in robes & ceiling fans
- Central bathroom complete with shower, bath, toilet, vanity and laundry provisions
- Neat & tidy rear courtyard space with clothesline and room for your BBQ
- Quiet & cosy front porch/veranda
- Convenient designated carport space
- Polished timber floorboards throughout

Perfectly positioned in a prestigious coastal suburb and family friendly location that offers everything, just minutes from the golden sands of the popular Glenelg Beach and vibrant shops along the cosmopolitan Jetty Road, with reputable schools such as St Mary's Memorial, Immanuel College, St Leonards Primary & St Peters Woodlands all within close proximity. Set in a fantastic beachside locale, you'll enjoy the convenience of having great local shops, cafes & public transport just minutes away, and amenities that include Parkinson Reserve, Sandison Reserve, Glenelg Golf Club, Harbour Town Adelaide & Adelaide Airport all easily accessible.

Year Built / 1964

Council / Holdfast Bay

Council Rates / \$295 PQ

Strata Rates / \$375 PQ

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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.