

2/2 Hamilton Street, Somerton Park, SA 5044



Unit For Sale

Tuesday, 2 July 2024

2/2 Hamilton Street, Somerton Park, SA 5044

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 112 m2

Type: Unit



David Ferrari
0431073140



Michael Gentilcore
0449985917

\$625,000

Best Offer By 22/07 At 12PM (USP) Neatly tucked away in a quiet and well-maintained group of four, this spacious and light-filled two-bedroom unit offers an affordable entry into a thriving suburb. Presenting fantastic short/long-term opportunities for the astute investor, an ideal first home or downsize option, this unit is perfect for anyone seeking low-maintenance living in a convenient location. Boasting a highly functional floorplan offering a well-equipped kitchen, spacious dining/lounge room, two generous size bedrooms, a central bathroom, rear courtyard and designated off-street car park. Key Features:- Renovated kitchen featuring quality benchtops and ample cupboard space- Dining/living area adjacent to the kitchen- Spacious & light filled living area at the front of the unit with sunning bay windows- Two generously sized bedrooms –master includes a built in robe- Fully renovated bathroom complete with shower, toilet, and vanity- Laundry space with convenient external access to the courtyard- Courtyard with ample room for small gatherings with friends and family and space for a BBQ- 2x split systems located in the living room & master bedroom- Designated parking directly in front of the unit- Polished timber flooring throughout Located in one of the Adelaide coastline's most popular pockets and just a short distance to the golden sands of Somerton Beach and a short stroll to the ever popular Broadway Kiosk and Glenelg South shops and cafe's, you'll be sure to embrace the highly desirable coastal lifestyle on offer in one of South Australia's most convenient locations. The iconic Jetty Road, Glenelg will provide immediate access to award-winning restaurants, trendy cafés and quality shopping to fuel an enviable lifestyle, with public transport making for a seamless commute to local amenities and the Adelaide CBD. Specifications: Year Built / 1965 Council / Holdfast Bay Council Rates / \$297 PQ Strata Rates / \$420 PQ Water Rates / \$190 PQ Rental Estimate / \$500-\$550 PW 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. RLA 254416