

**2/47 Augusta Street, Glenelg East, SA 5045**



**Unit For Sale**

Tuesday, 25 June 2024

2/47 Augusta Street, Glenelg East, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$530k - \$575k | Offers Close 15/07 (USP)**

Offers Close 15th of July at 12pm (USP) Neatly tucked away 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 East, 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:-** Functional kitchen featuring gas cooktop, electric oven, quality benchtops and ample cupboard space- Dining area adjacent to the kitchen- Spacious & light filled living area at the front of the unit with stunning bay windows- Two generously sized bedrooms - Central bathroom complete with shower, bath, toilet, and vanity- Convenient separate laundry accessible from the private courtyard- Courtyard with ample room for entertaining friends and family and space for a BBQ- Designated off street undercover parking- Split System reverse cycle air conditioning & gas heating in living room

Situated between the city and the sea, in one of South Australia's most highly sought-after coastal suburbs, you'll enjoy the enviable lifestyle on offer in a location that ticks all the boxes. Just minutes from the golden sands of the popular Glenelg Beach and cosmopolitan Jetty Road Glenelg, with classy cafés, renowned restaurants, the Bath Street shops and picturesque reserves all within close proximity of your home. You're ideally placed to enjoy a lifestyle of high convenience in the Bay, with reputable schools and public transport easily accessible – this is a fantastic family friendly location.

**Specifications:** Year Built / 1971 Council / Holdfast Bay Council Rates / \$297 PQ Strata Rates / \$432 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. RLA 254416