

4/7 Third Avenue, Glenelg East, SA, 5045



Unit For Sale

Thursday, 10 October 2024

4/7 Third Avenue, Glenelg East, SA, 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Rhys Digance
0404422155



Jason Rudd
0448681043

Renovated Homette with Substantial Private Yard

Best Offer By 28th of October at 12pm (USP)

Ideally located in one of the most highly sought-after pockets of Glenelg East, this effortlessly stylish unit located at the back of a well maintained group of four offers all of the right elements for low-maintenance, high-quality living.

Solid in its construction and maintained to an immaculate standard, the homette delivers an exceptional use of space across a functional floorplan which is certain to suit first home buyers and downsizers, whilst also presenting significant opportunity for the astute investor.

Gorgeously renovated throughout, the home offers a light and bright renovated kitchen with quality benchtops and sleek cabinetry, flowing seamlessly to the open plan living and dining area with split system air conditioning, two generous sized bedrooms both with ceiling fans and built in robes. Outside showcases a large, private rear yard rarely seen in this type of property. Grassed, landscaped and with a decked entertaining area, the yard is idea for kids and entertaining year round.

Key Features:

- Renovated kitchen complete with ample bench space, gas cooktop and sleek cabinetry
- Large dining area adjacent to the kitchen
- Light filled lounge room with split system heating and cooling
- Two large bedrooms – both include built in robes and ceiling fans
- Central bathroom with bath, shower and separate toilet
- Laundry room with additional storage and direct external access
- Large and private wrap around rear yard
- Undercover decked area at the rear, perfect to enjoy year round
- Secure carpark with automatic roller door access and the ability to drive through
- Timber floorboards throughout
- Close to local shops, cafes & public transport

This is a rare and exciting opportunity to buy into a thriving beachside suburb and embrace a lifestyle defined by complete comfort and ultimate convenience, with immediate access to great local shops, multiple supermarkets, Cinema, trendy cafés, classy restaurants, and picturesque reserves. The discerning buyer will be sure to take advantage of the impressive level of connectivity available from this tightly-held Third Avenue address, with the tram just a short stroll, making for a seamless commute to the pristine Glenelg Beach or Adelaide CBD. This is a true lifestyle opportunity in a highly sought-after location – your future awaits.

Specifications:

Year Built / 1974

Title / Strata

Council / Holdfast Bay

Council Rates / 319 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