

4/80 West Beach Road, West Beach, SA, 5024



Unit For Sale

Saturday, 10 August 2024

4/80 West Beach Road, West Beach, SA, 5024

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

IMMACULATE SINGLE STORY HOMETTE IN A PRIME WEST BEACH LOCATION

Fully renovated throughout, this neat one bedroom unit provides an affordable entry point into one of Adelaide's premier coastal suburbs. Offering vacant possession in approximately 60 days time, giving the option to either move straight in or re-let... the choice is yours. Up to date rental appraisal can be provided upon request.

Positioned directly across from the 'Barratt Reserve' offering plenty of outdoor green space, and located just 700m approximate to the Beach and the newly renovated West Beach Surf Club, there is nothing left to do except simply move in and enjoy. This is an opportunity not to be missed.

Features of the property include:

- ☒ Low cost self-managed strata group.
- ☒ Small group of only 4 single story units.
- ☒ Charming red brick façade.
- ☒ Allocated undercover carport (directly in front of the property).
- ☒ Spacious open plan main living / dining area.
- ☒ Updated kitchen is equipped with a stainless steel oven, gas cooktop, dishwasher and plenty of cupboard storage.
- ☒ Separate bedroom includes a built in robe.
- ☒ Modernized bathroom.
- ☒ Floating floors throughout.
- ☒ Ducted R/C Air-conditioning.
- ☒ Separate shared laundry room.
- ☒ Dedicated storage space in the rear shed.
- ☒ Shared rear yard with usable lawn space.
- ☒ Manicured gardens.

* Note the hole in the wall between the lounge and bedroom, and shelving in the bedroom no longer exists *

All this and more in the highly sought after seaside suburb of West Beach. Positioned between the Cosmopolitan hubs of Glenelg & Henley Beach, with all local amenities within close proximity.

Contact Agents for further information.

Council Rates - \$1204p.a

SA Water - \$793p.a

Strata Fee - \$250p.q

RLA 183205