

6/7-9 Glenburnie Street, Seaton, SA 5023



Unit For Sale

Monday, 1 July 2024

6/7-9 Glenburnie Street, Seaton, SA 5023

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$350,000

Nestled between the vibrancy of the city and the serenity of the beach, this first-floor unit presents an exceptional opportunity for the astute investor or the first-time homebuyer. Situated in the inviting suburb of Seaton, unit 6 at 7-9 Glenburnie Street offers a lifestyle of convenience and comfort. The property has been thoughtfully updated, showcasing a tasteful blend of modern enhancements and a layout that maximizes space and light, creating a welcoming ambiance that resonates throughout the unit. The unit features two well-appointed bedrooms, each boasting a built-in robe, providing ample storage space. You will appreciate the seamless flow from the open-plan kitchen, featuring a gas cooktop, to the meals and lounge area. The updated bathroom and separate laundry highlight the unit's functionality, ensuring that the essentials are covered with style and ease. Complementing the interior's appeal, a reverse cycle wall unit caters to comfort needs, providing year-round temperature control at the touch of a button. Key features of the property include:- Two bedrooms, each with built-in robes- Open-plan kitchen with gas cooking facilities- Spacious meals and lounge area- Updated bathroom with separate laundry- Reverse cycle air conditioning for all-season comfort- Easy-maintenance concrete ground- Single carport with rear complex access- Secure vehicle entrance with automatic gates Location attributes:- Ideally situated between the CBD and the beach- Minutes from Westfield Shopping Centre and cinemas- Close to West Lakes and Grange Beach- Near Grange Golf Club and the Royal Adelaide Golf Club- Close proximity to Queen Elizabeth Hospital- Walking distance to local bus and rail stops- Close to esteemed schools including Seaton High School This unit is poised to meet the needs of those seeking a well-maintained residence in a desirable location. It serves as the perfect canvas for an investor to capitalize on or for a first home buyer looking for a seamless start. The practicality of the floorplan, coupled with the convenient access to essential amenities and leisure activities, makes this property a compelling proposition that should not be overlooked. An inspection is a must to fully appreciate all that this delightful unit has to offer. Specifications: Year Built / 1973 Council / Charles Sturt Strata - Maintenance Contribution / \$394.39 PQ Strata - Administration Fund / \$353.94 PQ Strata - Sinking Fund / \$40.45 PQ Rates / \$301 PQ (approx.) ESL / \$92.30 PA (approx.) SA Water / Water Rates \$296.80 PQ - Sewer Rates \$318.00 PQ Rental Projection / \$360-\$390 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 329240