

**7/2 Ferguson Street, Glenelg North, SA 5045**



**Unit For Sale**

Tuesday, 25 June 2024

**7/2 Ferguson Street, Glenelg North, SA 5045**

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nazz Mina  
0882928300



Tom Hall  
0882928300

## Best Offers by 17th July 2024 at 7pm (USP)

Welcome to your new sanctuary nestled in the heart of Glenelg North. A fabulous renovated 1 bedroom unit in walking distance to popular Glenelg cafes, restaurants, bars and boutiques, offering superb modern living immersed in the relaxed, seaside allure that defines this iconic suburb. Step inside to discover a beautifully appointed open plan living space where the ceilings soar, amplifying the sense of light and space and setting this property apart with its unique architectural feature. Embrace modern living with quality appliances and fittings that blend seamlessly into the galley kitchen's sleek design, creating a cohesive look that's both functional and aesthetically pleasing. With the living area just steps away, you can effortlessly transition from cooking to dining without missing a beat. The open plan layout allows for easy entertaining, whether you're hosting a dinner party or enjoying a casual meal. Step out onto your private balcony, where you can unwind with a morning coffee or evening cocktail while soaking in the serene surroundings. The bedroom is a tranquil retreat featuring a mirrored wardrobe and picturesque views of tropical greenery, offering a peaceful escape after a long day. You'll find ample storage space throughout, ensuring every corner is both practical and stylish. Enjoy year-round comfort with split system air conditioning and ceiling fans providing a cool beachside oasis during the warmer months. From the open plan living area to the tranquil bedroom, the wooden flooring extends warmth throughout, creating a cohesive and visually appealing flow. Convenience is key with a single vehicle car space and easy access to bus and tram stops just moments away. Imagine strolling across to the park opposite, enjoying picnics or leisurely walks whenever you desire. With versatile appeal, this property is ideal for weekend retreats, investors and first home buyers! For investors, this property represents a lucrative opportunity in a highly sought-after rental market. The appeal of Glenelg's lifestyle amenities and proximity to essential services ensures a steady stream of tenants eager to enjoy everything the area has to offer. If you're a first-time buyer, now is the time to turn your homeownership dreams into reality. This sun-lit gem offers an affordable entry point into the prestigious Glenelg North community, with the added advantage of low-maintenance living and proximity to everyday conveniences. Just moments from the beach, this unit offers an ideal weekend getaway where you can unwind, recharge, and indulge in seaside activities - Glenelg's coastal allure ensures every weekend is a mini-vacation!

What we love:

- The Glenelg North lifestyle!
- Renovated secure first floor unit flooded with natural light
- Open plan kitchen and living area with lofty ceilings, easy care wooden flooring and modern window treatments
- Lounge/dining opening to private balcony
- Bedroom with mirrored wardrobe
- Modern kitchen with gas cooking and double sink
- Spacious bathroom with shower and bath
- Plenty of storage space throughout
- Split system air conditioning and fans in bedroom and living area
- Dedicated carpark
- Opposite park
- Minutes to walk to Glenelg Beach, restaurants, cafes, parks, shopping and nightlife
- Rundle Mall, Kurralta Central, Harbour Town and Westfield Marion only a short commute
- Easy access to bus and train stops nearby
- Potential for excellent rental return!