

11/55 Wattle Avenue, Hove, SA, 5048



Apartment For Sale

Wednesday, 18 December 2024

11/55 Wattle Avenue, Hove, SA, 5048

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul McGrath

Stylish Unit in Prime Hove Location Just 200m from the Beach

RLA 252 299

Nestled in one of Hove's most sought-after locations, this beautifully presented unit offers a lifestyle of convenience, comfort, and low-maintenance living. Just 200m from the sandy shores of Hove Beach, this home is perfect for first home buyers, downsizers, or astute investors seeking exceptional value in a premium location.

Well maintained and full brick construction, the unit boasts a smartly designed floorplan and a large North facing balcony that maximizes space and functionality. Being in the favoured upstairs position it also enjoys better views, ventilation and security.

The bright kitchen, complete with gas cooking, flows effortlessly into the open-plan living and dining area with new carpet, enhanced by reverse-cycle air conditioning and separate gas heater. Two spacious bedrooms enjoy views, while the central bathroom is equipped with a bath, shower, and laundry facilities.

Key Features:

- > Light-filled open-plan living and dining area
- > Functional kitchen with gas cooking and ample storage
- > Two large bedrooms
- > Central bathroom with bath, shower and laundry provisions
- > Designated off-street undercover parking
- > New carpet and paint
- > Close to shops, schools, and public transport
- > Zoned for the highly regarded Brighton High School

The Location:

Hove offers a perfect blend of coastal charm and urban convenience. Stroll to Brighton Beach for the restaurants and shops or go local for swimming and stunning sunsets at one of the many parks, playgrounds, and walking trails that surround the area, ideal for outdoor enthusiasts. Westfield Marion, located nearby, provides an array of shopping, dining, and entertainment options, while top schools like Brighton Secondary School and Sacred Heart College cater to families. With excellent public transport options, including train and bus services, commuting to Adelaide's CBD is a breeze.

Don't miss this opportunity to secure a fantastic property in a highly desirable coastal suburb. Our very friendly and highly experienced Property Managers estimate that you could achieve approx \$430 - 460 per week in the current market. Speak to us now for an attractive deal on management but be quick to make this home your own for great living or investment!

Council Rates: \$1,260.85 p.a.

SA Water: \$662.20 p.a. plus usage

ESL: \$103.22 p.a.

Strata Fees: Admin - \$458 p.q. | Sinking - \$100 p.q.