

3/3 Brooklyn Ave, Glenelg North, SA, 5045

GaryJSmith

Apartment For Sale

Tuesday, 26 November 2024

3/3 Brooklyn Ave, Glenelg North, SA, 5045

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Nathan Clegg
0415590706

A Sweet Seaside Starter or Investment

Within a tidy single-storey group in a popular seaside locale, this well-presented '60's unit would make an adorable starter or super affordable investment prospect with potential plus.

Perched along lovely Brooklyn Avenue less than 12kms from the CBD and a mere 200m from the Patawalonga, the position is paramount. The bus, local parkrun, Goodstart Early Learning Glenelg and popular takeaway The Local Greek are all easily accessible on foot, while reserves, St Leonards Primary School, local golf clubs and the gorgeous Glenelg North Beaches are just minutes away, along with the bustling Jetty Road precinct.

A freshly carpeted lounge upon entry is roomier than you might expect, with a split system air conditioner adding extra comfort, before an adjoining kitchen and dining space offers plenty of scope for future upgrades. With updated flooring, an immaculate otherwise original kitchen is equipped with freestanding oven and cooktop, double sink and abundance of storage space.

Two spacious bedrooms include a front-positioned master with ceiling fan and a second with substantial built-in robes, serviced by a well-maintained bathroom with inset bath and shower.

More to mention:

- Private secure courtyard space with clothesline
- Separate laundry
- Linen storage
- Small group of 4

Reap the lifestyle rewards of this loveable location or lock it down as a viable investment.

* Please note, this property does not have an allocated car park *

Specifications:

CT / 5042 / 672

Built / 1969

Council / City of Holdfast Bay

Zoning / General Neighbourhood

Council / \$1,267.40 PA

SA Water / \$165.55 PQ (Supply + Sewer Charge)

ESL / \$223.30 PA

Strata / \$440 PQ (\$396 Admin + \$44 Sinking Fund)

Strata Special Levy / \$528PQ (Special Levy for New Windows, payable until 14/09/2025)