

**71/33 Colley Terrace, Glenelg, SA, 5045**



**Apartment For Sale**

Sunday, 3 November 2024

71/33 Colley Terrace, Glenelg, SA, 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



David Ferrari  
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## Exquisite Three-Bedroom Apartment within the Prestigious Marina East Complex

Best Offer By Tuesday 19th of November at 3pm.

Perfectly located within the prestigious Marina East Complex, this exquisite three-bedroom apartment perfectly embodies the essence of modern luxury and convenience. This home presents an unparalleled opportunity for professionals, downsizers, or anyone desiring a sophisticated, lock-up-and-leave lifestyle in one of the coastal region's most coveted locales. Offering residents the exceptional experience of waking up to remarkable views of the Glenelg marina and Wigley Reserve from a private balcony.

This impeccably maintained apartment provides the epitome of high-end, open-plan living. The design seamlessly integrates a well-appointed kitchen with the lounge, and dining, all beautifully connected with the outdoor balcony. The intelligently crafted layout includes three spacious bedrooms, with the master suite featuring a built-in robe and ensuite, providing the perfect retreat. Complementing the home's luxurious interiors is a central bathroom, a separate laundry, and the convenience of two underground car parks, with lockable storage.

### Key Features:

- Master suite with a walk-in wardrobe and ensuite comprising of double vanity, spa, shower, and toilet
- Two additional bedrooms both include built in robes with stunning views
- Spacious open plan living, dining, and kitchen area with sweeping views of the reserve & marina
- Large North facing balcony overlooking the marina
- Guest bathroom with shower, vanity and toilet
- Laundry with additional built in storage
- Luxe OAK timber and Carrara marble flooring
- Two designated car parks
- Lock up storage room
- Great building security with CCTV, video intercom and fob restricted access
- Ducted heating and cooling throughout

Located in one of Australia's most renowned and highly sought after beachside suburbs, Glenelg has everything one would desire when constructing the lifestyle of their most ambitious dreams. Imagine waking up to the beautiful sea breeze and taking in pristine views of the picturesque coastline before going for a stroll along the boardwalk to pick up your morning coffee from one of Glenelg's trendy café's. Perhaps after taking advantage of the array of cosmopolitan shopping options along Jetty Road, you'll make your way to one of the Marina Pier's award-winning restaurants, and then head straight back to the comfort of your apartment and settle in for the night. There's something uniquely special about life in Glenelg, and now is your opportunity to experience it for yourself - your future awaits.

### Specifications:

Year Built / 2001

Council / Holdfast Bay

Council Rates / \$797 PQ

Strata Rates / \$2,537 PQ

Water Rates / \$320 PQ

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 254416