

12 James Melrose Rd, Glenelg North, SA, 5045



House For Sale

Wednesday, 20 November 2024

12 James Melrose Rd, Glenelg North, SA, 5045

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Rhys Digance

0404422155

Build or Invest in Beachside Living

Best Offer By 09/12 at 5pm (USP)

Experience the holiday lifestyle all year round in this exceptional location! Enjoy a round of golf, or spend a day at the beach-all just moments from your doorstep.

For those dreaming of building their perfect home, this is a rare opportunity to secure a prime position in a sought-after beachside suburb, right next to the prestigious Glenelg Golf Course. Boasting a generous 25.32m frontage and a sprawling 834m² block, the possibilities are endless, including potential subdivision (STCC).

For the savvy investor, the current home is thoughtfully divided into two distinct living spaces, maximizing both functionality and rental potential. Both dwellings are currently tenanted, offering immediate returns with a combined rental income of \$965 per week (will increase to \$1,005 per week 8/01/2025).

****Right-Hand Side Dwelling Features:****

- Three carpeted bedrooms, two with built-in wardrobes.
- Ceiling fans throughout for year-round comfort.
- Spacious living area with timber floors and a neutral colour palette.
- Split-system air conditioning for an ideal indoor climate.
- Cleverly integrated ample storage solutions.
- Currently achieving a rental income of \$610 per week, showcasing excellent financial viability.

****Left-Hand Side Dwelling Features:****

- Two additional carpeted bedrooms, one featuring a built-in wardrobe.
- Flexible layout suitable for tenants or extended family living.
- Living area with durable tile flooring and ceiling fans for comfort.
- Consistent aesthetic carried throughout the space.
- This portion of the property is currently tenanted at \$355 per week (will increase to \$395 per week 8/01/2025).

Beyond the excellent accommodations, the property boasts significant outdoor space. A north-facing, solid brick construction ensures durability, while the expansive fenced backyard is adorned with established gardens, a pergola, and a shade sail, creating a perfect space for relaxation or entertaining. A large garden shed further enhances the outdoor functionality.

Positioned close to Glenelg's cosmopolitan lifestyle, award-winning eateries, and just a short stroll to the picturesque Glenelg North Beach. With proximity to quality educational institutions like St Leonards Primary School, Plympton International College, and Immanuel College, it is perfect for families and investors alike.

Other Location Advantages include:

- Close to parklands, schools, shops, and public transport
- Minutes to Glenelg Beach, Jetty Road, and Holdfast Shores
- 4-minute drive to Harbourtown Outlet Centre
- 15-minute drive to CBD

Specifications:

Year Built / 1964

Council / West Torrens

Rates / \$TBA PQ (approx.)

ESL / \$TBA PA (approx.)

SA Water / \$TBA PQ (approx.)

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 inquiries and obtain their own legal advice. RLA 329240.