

**13/36 Sturt St, Glenelg North, SA, 5045**



**Unit For Sale**

Tuesday, 26 November 2024

13/36 Sturt St, Glenelg North, SA, 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Rhys Digance  
0404422155



Thomas Nicholas  
0420306972

## Blue Chip Investment or Ideal First Home

Best Offer By 16th of December at 12pm (USP)

Discover the charm of beachside living with this spacious two-bedroom unit located in the heart of Glenelg, just steps away from the vibrant Jetty Road and an array of attractions.

Presenting as the perfect property for first home buyers, downsizers or the astute investor, the unit offers two generously sized bedrooms both including built in robes, a well-appointed kitchen with ample cupboard and bench-top space, and a large living area that seamlessly extends to an inviting outdoor balcony.

### Key Features:

- Fully equipped kitchen complete with ample storage and gas cooktop
- Open plan living area
- Two generous sized bedrooms – both include built in robes
- Central bathroom with shower, vanity & toilet
- Designated car parking
- Close to local schools, shops and public transport

Located in a true lifestyle location, you are within walking distance to the iconic Jetty Road, Holdfast Shores Marina and Glenelg Beach. Local amenities including Glenelg Golf Club, Glenlea Tennis Club and Novar Gardens Bowling Club as well as quality schools; Immanuel College and St Leonards primary are all within minutes. It is easy to get to the CBD with several bus stops and the Glenelg tram just a short walk away, making it ideal for professionals and young families as well as downsizers and empty nesters.

### Specifications:

Title / Strata

Year Built / 1982

Council / Holdfast Bay

Council Rates / \$314 PQ

Strata Rates / \$734 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