

**8/7 Helen Street, Glenelg North, SA, 5045**



**Unit For Sale**

Thursday, 28 November 2024

8/7 Helen Street, Glenelg North, SA, 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## Charming Unit in Glenelg North - Perfect for Modern Living!

This beautifully presented two-bedroom unit in Glenelg North offers an exceptional blend of comfort, style, and convenience, making it perfect for investors, downsizers, or first home buyers.

The master bedroom features a large built-in robe, while the well-appointed bathroom includes a bathtub, a separate shower, and the convenience of a separate toilet.

The light-filled living and dining area flows seamlessly into the sleek, renovated kitchen, complete with a dishwasher, ample bench space, and generous storage. Outdoors, enjoy the undercover area for morning coffee, a paved courtyard with laneway access, and an irrigation system to maintain the front and back gardens effortlessly.

Additional features include Daikin ducted reverse cycle air conditioning for year-round comfort and clever storage above the garage ceiling, accessible via a pull-down ladder complete with lighting.

Situated just 250m from the nearest bus stop and 500m from the Glengowrie Tram Stop, the property is also close to the beach, local parks, and renowned schools such as Immanuel College and St Leonards Primary. The vibrant Jetty Road precinct is just moments away, offering a fantastic lifestyle at your doorstep.

Don't miss this outstanding opportunity to secure a property in a prime location!

What we love:

- Two spacious bedrooms, master with large built-in robe
- Well-appointed bathroom with bathtub, separate shower, and separate toilet
- Light-filled living and dining area
- Sleek renovated kitchen (installed in 2016) with dishwasher, ample bench space, and generous storage
- Daikin ducted reverse cycle air conditioning
- Laundry
- Undercover area, ideal for morning coffee
- Paved courtyard with laneway access
- Irrigation system for front and back yard
- Storage above garage ceiling with pull-down ladder and lights
- 250m from the nearest bus stop, 500m from Glengowrie Tram Stop
- Close to beach, local parks, and reputable schools
- Ideal for investors, downsizers, and first home buyers

Specifications

Title: Strata

Year built: 1972

Land size: 218sqm (approx.)

Administration fund: \$523.00 per quarter

Sinking fund: \$60.00 per quarter

Land size: sqm (approx.)

Council rates: \$1,271.00 per annum

ESL: \$242.15 per annum

Water rates: \$78.60 per quarter

Sewer rates: \$86.95 per quarter

Rental Appraisal: \$500 - \$550 per week

Heating & Cooling: Ducted Reverse Cycle Airconditioning throughout

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot

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