


SOLD


Glenelg East, 3/15 Albert Street

Accommodation, Location and Lifestyle!

Discover the perfect blend of comfort and convenience in this well-presented unit, nestled in a central location. Ideal for first-time buyers, downsizers, or savvy investors, this property offers easy-care living with everything you need right at your doorstep.

Situated at the rear of a small group of just four units, this Strata Titled gem features:

- A spacious lounge with a split system air conditioner for year-round comfort
- A separate dining area and a generously sized kitchen with ample cupboard and bench space
- Two well-proportioned bedrooms
- A main bathroom with a bath and a separate laundry for added convenience
- Outside, enjoy a low-maintenance garden, a single lock-up garage and a handy storage room.

2  1  1 

For Sale
Contact Agent

View
ljhooker.com.au/PZ4GW0

Contact
Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au

Debbie Mundy
0401 597 482
debbie@ljhglenelgbrighton.com.au

Perfectly located just moments from local shopping, public transport and the vibrant Jetty Road precinct. Take a short stroll to the stunning Glenelg Beach or enjoy a quick drive to Westfield Marion for even more shopping and entertainment options.

Whether you're starting out or looking to downsize, this property ticks all the boxes for easy, stylish living in an unbeatable location. Don't miss this opportunity!

To submit an offer on this property visit this link: <https://prop.ps/Lv5MV5coz448>

Property Details:

Council: Holdfast Bay

Council Rates: \$1273.90 pa

SA Water: \$165.55 pq

Strata Admin Fees: \$500 pq

Strata Sinking Levy: \$50 pq

House Size: 122 sqm (approx)

Year Built: 1983

For further information please contact Jarad Henry or Debbie Mundy. THIS PROPERTY IS BEING MARKETING WITHOUT A PRICE GUIDE. PLEASE CONTACT THE AGENT TO RECIEVE A LIST OF RECENT SALES IN THE AREA TO ASSIST YOU WITH YOUR MARKET RESEARCH.

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Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

More About this Property

Property ID	PZ4GW0
Property Type	Unit

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Debbie Mundy 0401 597 482

Sales Consultant | debbie@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

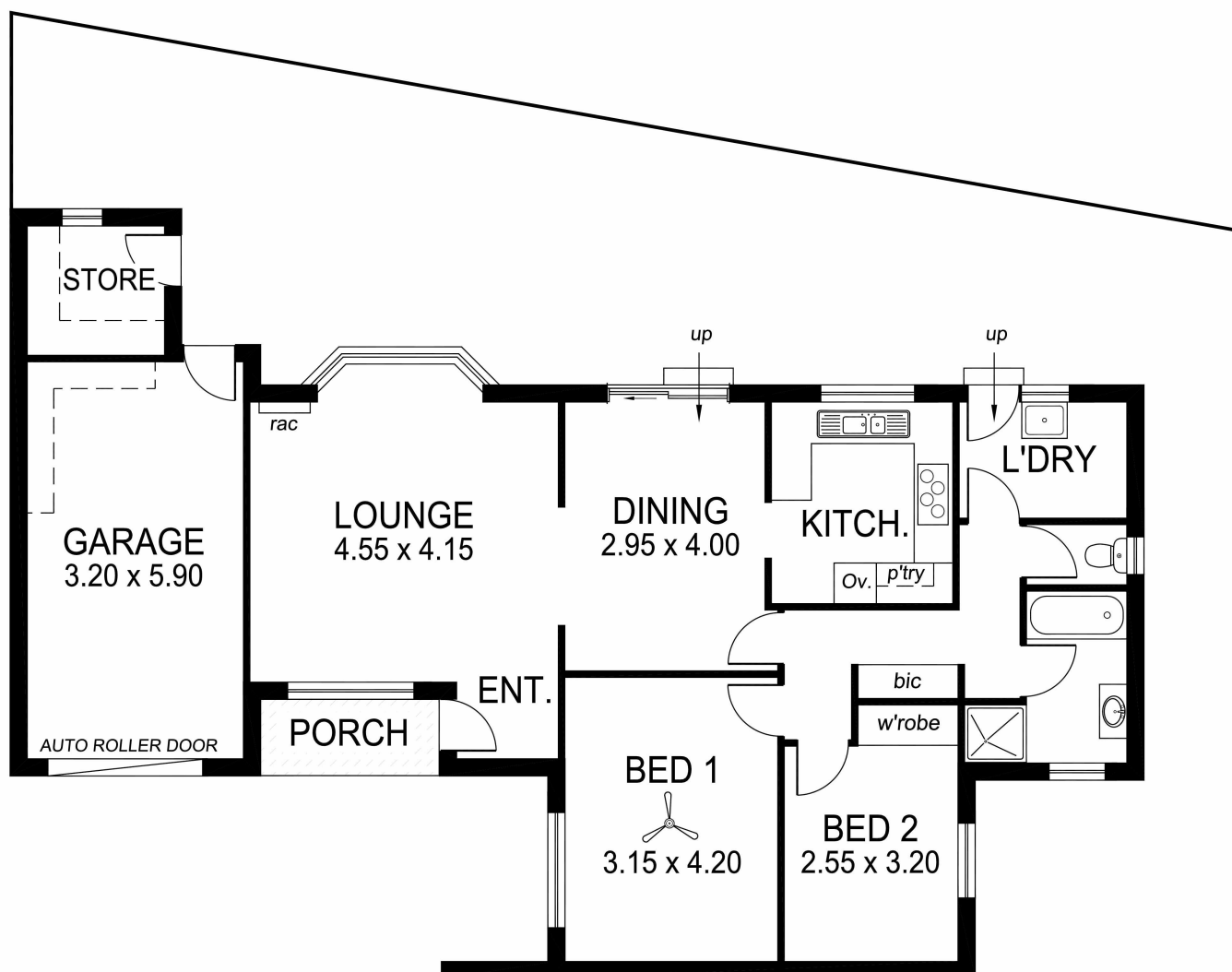
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TOTAL AREA:	122.57m ² /13.17sqs
(Estimate only)	(incl. porch, store & garage)

This drawing is for illustration purposes only.
All measurements are approximate only and information
intended to be relied upon should be independently verified.