



Glenelg North, 32/8-9 North Esplanade

Modern Apartment with Unobstructed Oceanfront View

This impressive modern apartment overlooks arguably the most luxurious pocket of the Nth Esplanade. This three bedroom, two bathroom, two living area apartment boasts a luxurious beachfront lifestyle, while being just a quick walk to Jetty Road's cafes, restaurants and shopping facilities.

The first of two living areas at the front of the home creates a quiet nook to set up a home office or a quiet place to curl up with a book.

The three oversized bedrooms are just off the main hallway, with a private balcony accessible from two bedrooms. The master bedroom offers a walk-in wardrobe and oversized ensuite, which includes a full size bath and separate shower. The spacious main bathroom is located at the end of the hallway with its own separate bath.

The kitchen which boasts high quality appliances including a gas stove and integrated

3 2 2

For Sale
\$1,700,000

View
ljhooker.com.au/WF6HDM

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(08) 8352 7111

dishwasher is ideal for family meals or entertaining. The stunning open plan and living area boasts jaw dropping and unobstructed views of the Glenelg Beach oceanfront and awe inspiring sunsets - Sit back and watch the sunset in your living room with uninterrupted views, with the option to use the controlled retractable screens surrounding the balcony, to create a year round entertainers paradise. The property also offers 2 secure car parks and valuable storage unit.

This location has it all on offer - within walking distance to Jetty Rd, specialty shops, restaurants & coffee shops, walking tracks, public transport, supermarkets and the vibrant Bayside / Marina precinct.

Key features

- Master bedroom with WIR and ensuite with separate bath
- Built in wardrobes and private balcony to other two bedrooms
- Two living areas
- Open plan kitchen with Miele appliances and plenty of storage
- Balcony with shade sail and retractable screens for privacy
- Separate bathroom with full size bath and separate shower
- Additional WC for convenience
- Ducted AC throughout
- Undercover parking for 2 vehicles
- Secure building with FOB access

Specifications

Title: Community Title

Year built: c2005

Council: City of Holdfast Bay

Council rates: \$3,309.80pa (approx)

ESL: \$299pa (approx)

SA Water & Sewer supply: \$327.48pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242



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More About this Property

| | |
|---------------|---|
| Property ID | WF6HDM |
| Property Type | Apartment |
| Including | Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments |

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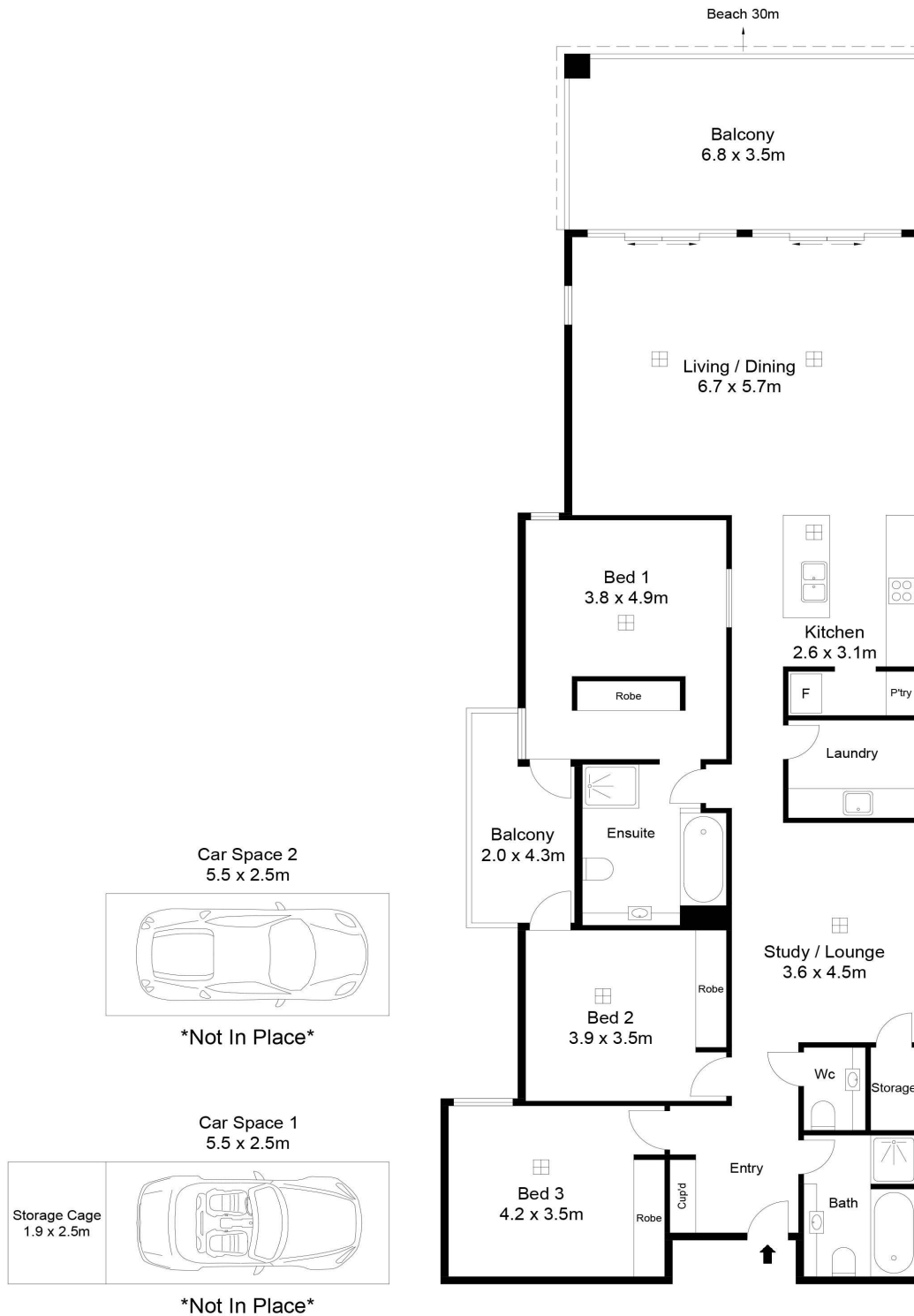
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|--------------|---------------------------|
| Living | 155.6m ² |
| Balcony | 31.0m ² |
| Car Space | 27.5m ² |
| Storage Cage | 4.8m ² |
| Total | 218.9m² |



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



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