

Glenelg South, 6/24 Broadway

Freestanding 3 Bedroom Homette Just 300m To The Beach

Lined with the iconic Norfolk Pine trees the Broadway, is one of Glenelg's most desirable addresses. This wonderful beachside lifestyle has everything you could want right at your doorstep including great café options with the Mediterranean, Organiks, Broadway Kiosk or Seafaring Fools. The Broadway Hotel features a great beer garden and you have homewares, bakeries, hairdressers, takeaway shops and supermarkets as well. If you want more shopping, restaurant and bar options you can catch the tram into the city, or head to Jetty Road Glenelg which is just a short stroll away.

Secluded at the rear of a well maintained group you will love the peace and privacy this homette offers. With no adjoining walls this is like your own home you can lock and leave if you desire. Offering spacious room sizes the formal lounge is light and bright and flows in to the modern kitchen complete with stainless steel appliances and stone benchtops. The dining area opens onto the private rear courtyard and entertaining area which offers a

3 1 1

For Sale
UNDER OFFER

View
ljhooker.com.au/PPZGW0

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



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Glenelg | Brighton
(08) 8294 6000

surprising amount of space and access to the garage and garden shed. The master bedroom has a wonderful feel with its big bay window and Northern orientation, bedrooms two and three both offer luxurious carpets and built-in robes. The main bathroom has been beautifully updated with full height tiling and floating vanity. The laundry has good storage and there is a separate w.c. The homette features effective and efficient ducted evaporative cooling and ducted gas heating. A real bonus are the shutters on all windows for extra insulation and security.

Opportunities to find single storey homettes with three bedrooms are very rare indeed, combine this with the proximity to the beach and location on the Broadway you wont find another one anytime soon, be quick!

Please note this property is currently tenanted until the 31st of May 2024.

Property Details:

Council: City of Holdfast Bay

Land Size: 249sqm

House Size: 137sqm

Year Built: 1987

Council Rates: \$1,504pa

SA Water Supply: \$719.48pa

Community Fees: \$880pa

For further information please contact Jarad Henry or Trinity Egglestone.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

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



LJ Hooker Glenelg | Brighton
(08) 8294 6000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	PPZGW0
Property Type	Unit
House Size	137 m ²
Land Area	249 m ²

Jarad Henry 0418 842 701

Principal & Sales Consultant | jarad@ljhglenelgbrighton.com.au

Trinity Egglestone

Sales Associate | trinity@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

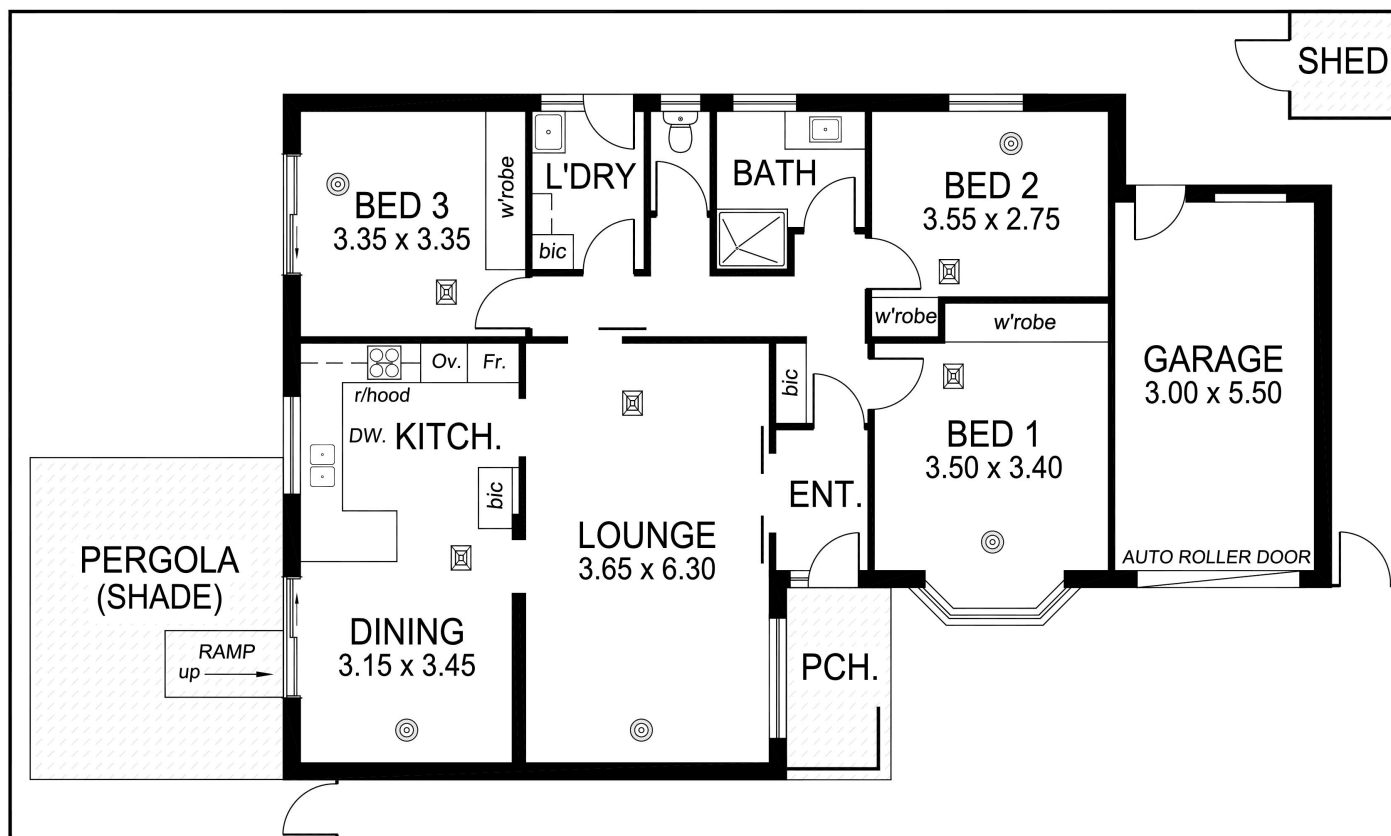
76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Glenelg | Brighton
(08) 8294 6000



TOTAL AREA:	137.74m ² /14.81sqs
(Estimate only)	(incl. porch & garage)

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