



## Seacliff, 35/218 Esplanade

Charming beachside unit

2 1 1

Situated in the tranquil beachside suburb of Seacliff, this charming two-bedroom unit seamlessly combines coastal allure with modern convenience. It's a perfect option for first-time buyers, downsizers, or savvy investors.

Step into the home and be greeted by a bright, open living and dining area filled with natural light. The kitchen boasts plenty of cupboard space, a split-system air conditioner, and a wraparound bench that doubles as extra seating.

The master bedroom is fitted with a built-in wardrobe, and the central bathroom also features handy laundry facilities.

Within walking distance to Seacliff's main street, where you can explore charming cafes and boutique shops. The nearby Seacliff train station provides quick, convenient access to the CBD or Westfield Marion, allowing you to leave the car at home. Angus Neill Reserve

**For Sale**  
\$580,000

**View**  
[ljhooker.com.au/UXYHDM](https://ljhooker.com.au/UXYHDM)

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

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is also close by, offering expansive open spaces, playgrounds, and BBQ facilities.

Key Features

- Light filled living and dining area
- Kitchen with ample storage and wrap around bench
- Two bedrooms, master fitted with built-in wardrobes
- Central bathroom includes convenient laundry facilities
- Timber laminate flooring throughout the home
- Split system AC in the kitchen
- 1 Allocated car park

Specifications

Title: Strata Titled  
Year built: c1971  
Council: City of Holdfast Bay  
Council rates: \$1,264.50pa (approx)  
ESL: \$110.80pa (approx)  
SA Water & Sewer supply: \$165.55pq (approx)  
Strata Fees: \$440pq (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 242629

More About this Property

Property ID	UXYHDM
Property Type	Unit
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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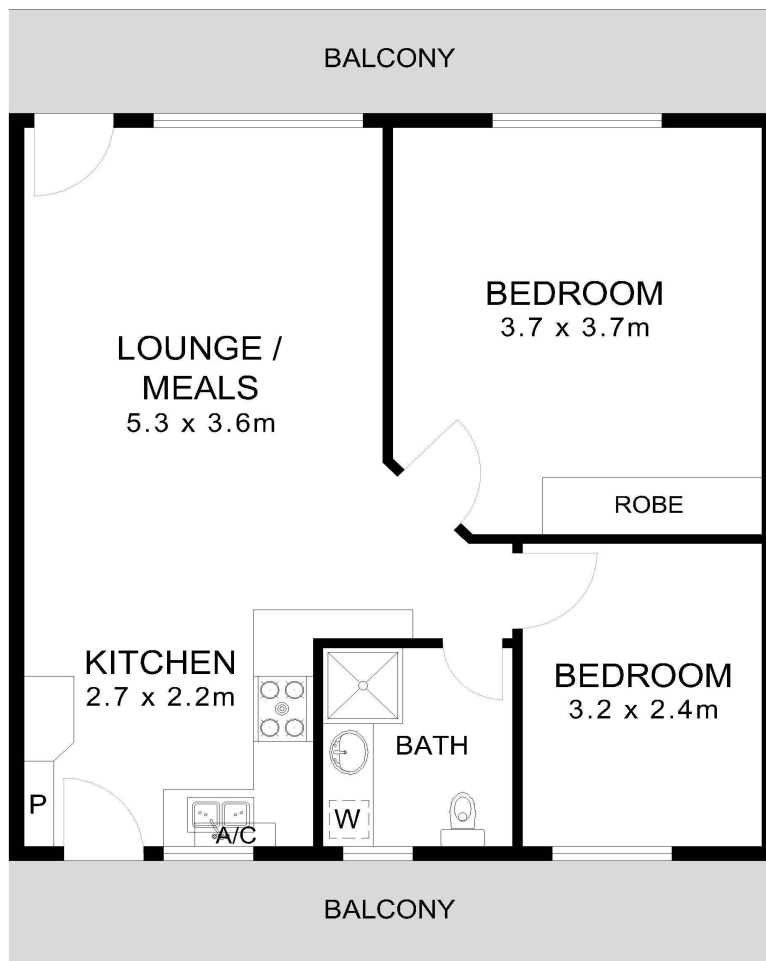
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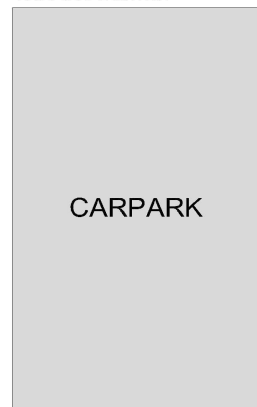
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*\*NOT IN POSITION*



Approx Gross  
Living = 56m<sup>2</sup>  
Balcony = 17m<sup>2</sup>  
Total = 73m<sup>2</sup>

## 35/218 Esplanade Seacliff

For Illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography