



38 Adelphi Crescent Glenelg North SA

6 3 2

Ahoy there salty sea lovers with a hankering for the finer things in life, this waterfront 900sqm corner allotment (approx.) is a great catch!

Located on the grassy banks of the Patawalonga River with the Holdfast Marina close by, it is a soul-enriching sun-drenched stroll from here to the glorious beachfront and on to Jetty Road where summertime fun never ceases. Truly one of South Australia's most iconic and popular tourist attractions, there is no better place to be - as the locals and visitors alike will tell you.

Presently, the original home incorporates three dwellings with dual street entry. All three dwellings are currently tenanted and netting a collective weekly return of \$893 (\$975 per week from 23rd Nov 2021).

Price : \$ 2,455,000
Land Size : 900 sqm
View : <https://www.ous.property/sale/sa/western-beachside-suburbs/glenelg-north/residential/house/6688000>



Laz Ouslinis
7225 9800



Phil Tropeano
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Area (Estimate only)	
Living	250.0 m ²
Garage	38.6 m ²
Porch	19.4 m ²
Total	308.0 m²

