

# 1/1 North Esplanade, Glenelg North, SA 5045

NOAKES  
NICKOLAS

## Sold Apartment

Tuesday, 28 November 2023

1/1 North Esplanade, Glenelg North, SA 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$1,421,000**

If a prime seaside position is the criteria, this surprising Glenelg North address is ready to deliver both views and uninterrupted access on North Esplanade. Constructed to a high standard in 2002, the three-bedroom apartment overlooks Tarniwarra Reserve, on a quiet one-way street, with views extending across the ocean and towards Holdfast Quays Marina that will have you counting your lucky stars. Entering via a private foyer onto Tasmanian oak floors you find three bedrooms, two with built-in robes straight ahead and to your right. Luxuriously spacious, the main bedroom suite has the added bonus of floor-to-ceiling glass doors, a private balcony for keeping an eye on the marina, and a wonderful ensuite bathroom. Serenely floor-to-ceiling tiled in French limestone and including a double vanity and bathtub, it's the perfect adult's sanctuary. Down the hall, a combined bathroom/laundry keeps in style with the ensuite and offers a large shower and vanity too. Yet we'll wager that it's the open plan living where you'll spend most of your time. Glorious granite benchtops and contrast sleek 2pac cabinetry shape the stylish kitchen, with Bosch stainless steel appliances ensuring daily practicality. More floor-to-ceiling glass doors frame those westerly views out to sea, ensuring you can enjoy your location from indoors in the heart of winter. But in the months ahead, that patio is calling. Partially sheltered and partially extending into the glorious sun, it's the perfect spot to spend summer afternoons, while you can also enjoy direct access out onto the Reserve, Esplanade and ocean ahead. Ideal for active travellers, empty nesters, small families or professionals, this really is a wonderfully polished property in an exceptional pocket of Adelaide's suburban coastline. Enjoy a wonderful selection of restaurants on your doorstep within Glenelg Marina, and the venues and shopping of Jetty Road just a stroll over the bridge and through Wigley Reserve. The gorgeous Glenelg North beach just down the Esplanade, as well as beautiful West Beach and Henley Beach, and all the seasonal amusement of Moseley Square. If you're prepping for an idyllic summer ahead, snag this very low maintenance lock-up-and-leave home base with a perfectly executed 216m<sup>2</sup> of total living ideal on North Esplanade. More features to love:- Secure foyer entry with intercom and private lift access- Small strata group of nine- Reverse cycle ducted A/C throughout- Two secure undercover parks plus storage area- Zoned to Plympton International College and St Leonards Primary, walking distance to St Leonards Primary and easy access to Immanuel College - Easy access to Jetty Road trams to the CBD - Just over 8km to the Adelaide CBD Land Size: 125sqm Year Built: 2002 Title: Strata Council: Holdfast Bay Council Rates: \$2056.10 PASA Water: \$231.54 PQES Levy: \$153.95 PA Strata: \$1673.10 PQ Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.