

1/44 Augusta Street, Glenelg East, SA 5045

HARRIS

Sold House

Tuesday, 30 January 2024

1/44 Augusta Street, Glenelg East, SA 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



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\$890,000

Occupying a prized corner parcel of an esteemed Glenelg East pocket, this sublime self managed strata, two-bedroom character residence sits behind an idyllic white picket fence and north-facing manicured gardens to provide a stylish home base with an incredibly easy Jetty Road reach. A beautifully reappointed interior fuses iconic character elements with a renovation reminiscent of the French countryside, elevated between original timber floorboards and 3.3m ceilings. Beginning with an elegant formal entry, the footprint favours a spacious formal lounge at the front of the home, granting a backdrop to the Frangipani tree whilst you relax in front of the Azura gas fire on an evening. Both bedrooms feature built-in robes and an additional storage cupboard, following suit with their generous proportions under lofty ceilings. Moving through to the sunlit dining area, you'll find a Daikin reverse cycle air conditioner that flows through to the whole house for year-round temperature control, along with a timber-framed glass door that seamlessly connects to a French-chic pebbled courtyard – a magical place to enjoy a chilled glass of bubbles and cheese plate come golden hour. In a world of its own, the remodelled kitchen makes dinner prep a pleasant experience surrounded by quality Blanco appliances, Euro dishwasher, stone benchtops and another gorgeous front garden outlook. Servicing it all, a contemporary bathroom keeps to the theme with timber-topped vanity, bench-mount basin and space saving bath/shower combo. Just one block removed from the Brighton Road bus and tram stops, the shopping conveniences of Bayside Village and beginning of the Jetty Road strip you'll have every necessary amenity at your fingertips, whilst the pristine coastline is just 900m away offering blissful sunrise walks and sunset dips... Even more to love:

- Wrap around verandah
- Front & rear courtyards- Front and side gardens with Wifi enabled automated irrigation- Rear courtyard with automated irrigation
- Euro-style laundry
- Ceiling fans
- Secure carport behind roller door
- Additional off-street parking behind front gates
- Automatically irrigated gardens
- Zoned for Glenelg Primary & Plympton International College
- Moments to Immanuel, Sacred Heart, Our Lady of Grace & SPW
- Less than 15-minutes to the CBD
- Proximity to Westfield Marion, Flinders Uni & Hospital

Specifications: CT / 6121/499 Council / Holdfast Bay Zoning / Established Neighbourhood Built / 1890 Council Rates / \$1,224pa Strata/Community Rates / \$424.50pq Strata/Community Manager / Self managed Emergency Services Levy / \$42.20pa SA Water / \$225.51pq Estimated rental assessment: \$560 - \$590 p/w (Written rental assessment can be provided upon request) Nearby Schools / Glenelg P.S, Warradale P.S, Plympton International College, 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409