

# 1/7 Sturt Street, Glenelg North, SA 5045

## Townhouse For Sale

Friday, 3 November 2023

1/7 Sturt Street, Glenelg North, SA 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 111 m2**

**Type: Townhouse**



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Trinity Egglestone  
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## **Auction Saturday 25th November at 11am (USP)**

Discover the epitome of modern living in this stunning bluestone-fronted townhouse, where low-maintenance elegance meets contemporary upgrades. If you're in search of the ultimate lock-up-and-leave lifestyle in a convenient location, your quest ends here. As you step inside, you'll be greeted by a chic living and dining room adorned with trendy terrazzo ceramic floor tiling and the space is thoughtfully equipped with a Rinnai heater and evaporative cooling for year-round comfort, with large windows offering delightful views of the front gardens. The heart of this home, the kitchen, boasts sleek black marble-look countertops, an abundance of cupboard space, Delonghi gas cooktop and oven, Bosch dishwasher, sophisticated black tapware and sink. Not to mention, a delightful view of the backyard, making meal preparation a joy. Conveniently adjacent to the kitchen, you'll find the laundry, complete with a separate water closet and direct outdoor access. All bedrooms are located on the first level, each featuring ceiling fans for added comfort. Bedrooms one and two come with built-in robes and great views from their elevated positions. The main bedroom offers a small balcony, perfect for unwinding and enjoying the outlook over the Adelaide Hills. The main bathroom, showcases a modern update with stylish marble-look floor to ceiling tiling, a semi-frameless shower alcove, spa bath and a separate additional toilet. Luxury and convenience converge seamlessly. Entertaining friends and family is a breeze with the undercover verandah and louvre pergola, creating the perfect setting to overlook the tranquil fishpond and established gardens. Imagine hosting memorable gatherings in this picturesque space! Car enthusiasts, you're in luck! The property offers secure off-street parking, featuring a generous single-car garage with ample space for additional storage. Plus, two extra parking spaces are provided, one with convenient side gate access to the backyard, ideal for a smaller car or motorbike, and another in front of the garage. The location is simply superb! Nestled just a short stroll from the Glenelg Marina and Wigley Reserve, and within proximity to a host of amenities. Enjoy the ease of shopping at Aldi and Bayside Village, or take a leisurely walk to the vibrant Jetty Road, where boutique shops, restaurants and cafes await. When you're ready for some sun and surf, the pristine Glenelg Beach is at your doorstep, perfect for those who appreciate coastal living. Families will appreciate the great schooling options nearby, with Immanuel College, Sacred Heart College, and St Leonards Primary School within easy reach. Commute with ease! Public transport is readily available, thanks to the Glenelg to City tramline, making your city trips a breeze. Alternatively, hop on Anzac Highway for a quick bus route or drive into the CBD.

**Property Details:** Council: City of Holdfast Bay Townhouse Size: 145.8sqm Year Built: 1986 Council Rates: \$1,384.10pa SA Water: \$720.48pa Strata: \$441.00 per quarter For further information please contact Jarad Henry or Trinity Egglestone. Visit [glenelgbrighton.ljhooker.com.au](http://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings. The vendor's statement may be inspected at 76 Oaklands Road, Somerton Park for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

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