

**1 Buttrose Street, Glenelg East, SA 5045**



**House For Sale**

Tuesday, 16 January 2024

**1 Buttrose Street, Glenelg East, SA 5045**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 929 m2**

**Type: House**



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## AUCTION | Price Guide \$1.35m

Please contact Josh Morrison for more details or to register your interest..AUCTION: Saturday 3rd February, 2024 at 1:00pm (unless sold prior) Bursting with charm, this seaside family home combines enviable positioning, generous land size and a versatile floorplan to create an enticing opportunity. Every inch of this 929sqm (approx.) allotment has been lovingly cared for and is ready for the next chapter...Built in 1960, the home boasts two separate living spaces, formal dining situated to the front of the home, multiple outdoor entertaining options and double carport - this home is sure to impress! The bedrooms are all serviced by a main central bathroom (with spa bath) with a separate toilet located beyond the laundry. There is an abundance of storage space throughout the home and study with built-in furniture for those working from home. The kitchen is well equipped with plenty of cupboard and storage space, pantry, gas smeg cooktop, puratap, new dishwasher and double sink. The chef of the house will absolutely love this space! The formal lounge is situated at the front of the home with a feature fireplace - providing the perfect setting for relaxation and entertaining guests. At the back of the home sits the large family room which provides seamless access to the outdoor entertaining area as well as a second bathroom (with toilet and direct outdoor access to the garden) and study nook/in-built sewing area. For year round comfort, ducted reverse cycle air conditioning is catered for and you will never run out of storage options living here. Upon walking out to the spacious backyard, you are greeted by the sunroom bringing in plenty of light - there are endless options to utilise this space. Outside, the backyard is as endless as it is immaculate. Enjoy your morning coffee or summer BBQ's with family and friends under the entertaining area, while a sea of lawn is sure to please the kids or pets and an enormous rear workshop/garage is fitted for those that like to tinker around. Other features you will love include a chicken coop, paved firepit area, an array of fruit trees, herb garden, water feature and automatic irrigation - the list goes on. Things we LOVE about this home...- Storage galore, including built-in robes to bedrooms- Two separate living areas, with the back living having the option of being utilised as a 4th bedroom- Kitchen with family dining included- Separate laundry- Steel laser cut light up panels at the rear of the yard for that extra wow factor at night- New 8.14kW Solar system to cut down your power bills - Double carport with extra space for more cars- Zoned for Glenelg Primary & Brighton High school- Fully fenced with electric entrance gate- New colourbond roof! In addition to being private and peaceful, this beautiful home is located in a quiet street within walking distance to the beach, local parks and cafes. A short walk to the tram will take you to the City or the Sea. With Da Costa Reserve just down the road and Jetty road Glenelg at your fingertips, you will absolutely love living at 1 Buttrose Street, Glenelg East. All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 310071)