

102 Augusta Street, Glenelg East, SA 5045



House For Sale

Wednesday, 29 November 2023

102 Augusta Street, Glenelg East, SA 5045

Bedrooms: 3

Bathrooms: 2

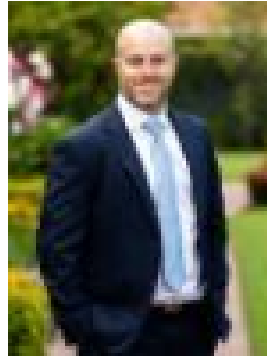
Parkings: 2

Area: 803 m2

Type: House



Samuel Paton



Adam Rice

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Auction (USP)

Welcome to this character sandstone bungalow blending timeless charm, street appeal and elegance. Located in the highly sought-after suburb of Glenelg East, this property offers not only a home but a coastal lifestyle close to tram stops, quality schools, and the vibrant Jetty Road. Built in 1925, this residence has undergone extensive extensions to maximise living space and retains plenty of character throughout with polished timber floorboards and ornate ceilings. Step into a formal lounge and dining space, both with feature fireplaces, which provide the perfect setting for relaxation and entertaining guests. The spacious kitchen features a pantry, dishwasher and plenty of storage and overlooks the large open plan living area featuring built-in cabinetry and lovely large windows. Retreat to the master bedroom, a sanctuary of comfort featuring an ensuite and a built-in robe. Two additional bedrooms, each with built-in robes, are serviced by the main bathroom. Step outside to a covered entertaining area, surrounded by lush, established gardens. A detached rumpus room offers an additional entertaining space or optional fourth bedroom, complete with a disco ball for those memorable celebrations. Additional features include reverse cycle air conditioning, 21 solar panels generating 3.5kW, and a large double garage. Positioned only minutes away is the renowned Glenelg Beach and Jetty Road. The locale also boasts an array of vibrant shops, cafes, and restaurants, ensuring a dynamic lifestyle. Just a short walk and you will find yourself at the Brighton Road tram stop which will take you into the CBD or down to Moseley Square. Families seeking quality education will appreciate the range of public and private schools in the vicinity. What we love:

- Multiple open plan living spaces
- Modern kitchen with pantry and dishwasher
- Master bedroom with ensuite and built-in robe
- Two additional bedrooms with built-in robes
- Covered outdoor entertaining area
- Established gardens
- Detached rumpus room with disco ball
- Polished timber floorboards
- Reverse cycle air conditioning
- Large double garage
- Walking distance to Jetty Road, Glenelg
- Close to City-to-Bay tram

Auction: Sunday, 17th December at 10.00am (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at our office at 411 Brighton Road, Brighton for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.