

11 Ramsgate Street, Glenelg South, SA 5045

**NOAKES
NICKOLAS**

Sold House

Sunday, 24 September 2023

11 Ramsgate Street, Glenelg South, SA 5045

Bedrooms: 5

Bathrooms: 1

Parkings: 1

Area: 577 m2

Type: House



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\$1,925,000

Within arm's reach of the Esplanade, Broadway and Jetty Road, the unparalleled location of this c1880 villa only adds to the dignified statement made from its roaming 577sqm beachside parcel. Set on iconic Ramsgate Street, the original red brick and bluestone façade stands proud amongst its nostalgic neighbours, creating quite the line-up of idyllic character homes of an enviable grand scale. Irrigated, landscaped front gardens and undercover parking lay behind black wrought iron gates, whilst the impeccably maintained and sympathetically remodelled interior successfully savours the irreplicable character of its generation. Polished timber floors pave the way under 3.3m ceilings and reworked archways to a formal lounge and four bedrooms – or three and a valuable home office – punctuated by original fireplaces, ornamental cornicing and baroque leadlight. Granite tops a galley-style kitchen, bringing the functionality of stainless-steel freestanding gas cooktop, electric oven, dishwasher and a reimagined touch of country chic to the stylish surrounds. Plantation shutters filter daylight over the dining zone, leaving enough room for a study nook or additional sitting area, before an undercover verandah introduces a wide-reaching rear yard – one that provides plenty of scope for kids and pets play, that future extension or swimming pool... Presenting to the market with divine pre-summer timing, spend your upcoming sunny season lounging on the nearby sands, setting out for evening strolls along the Esplanade, and indulging in the local Broadway and Jetty Road café culture. Elite education sums up this perfect family premise, promising zoning for Glenelg Primary and Brighton Secondary, along with easy reach to the elite likes of St. Peters Woodlands, Immanuel and Sacred Heart College. Take your love of the beachside and turn it into a home on Ramsgate... Even more to love: • 450m to the Esplanade • Traditional bullnose verandah • Built-in robes to bedroom 1 & 2 • 8-panel solar system • Ducted R/C & split system air conditioning • Ceiling fans • Zoned for Glenelg Primary & Brighton Secondary • Proximity to Pier Street bus stop & Jetty Road tram Land Size: 577sqm Frontage: 15m Year Built: 1880 Title: Torrens Council: City of Holdfast Bay Council Rates: \$3,359 PASA Water: \$400 PQES Levy: \$303.25 PA 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. Is