

# 116 Augusta Street, Glenelg East, SA 5045

## Sold House

Thursday, 15 February 2024

116 Augusta Street, Glenelg East, SA 5045

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1010 m2

Type: House



Nick Tuck  
0408932775



Kelly Thomas  
0473140811

**\$1,560,000**

Distinguished, romantic and oozing old-world charm, this charismatic Tudor home seeks a fairytale ending with buyers armed and ready for a rewarding renovation project. She brings a valuable 1010 sqm allotment (approx.) to the table, along with grand English architecture featuring elaborate elements rich in bold character and quaint charm. In return for a ravishing revamp, she promises a three bedroom home of distinction primed for majestic family living, with abundant space for a transformative extension if you wish (stcc). While she sparkles with potential, you can tread the timber boards of yesteryear and savour the timeless tapestry of sky-high decorative ceilings, cosy brick fireplaces and polished timber windows. From a grand entry hallway the lounge and dining room unveil formal elegance before finding a kitchen connection and a rear family room basking in natural light. Three airy bedrooms and two bathrooms are ready to be restored to their former glory while split system air conditioners and ceiling fans provide the comfort you need. Rambling gardens add picturesque appeal alongside a shaded pergola and several garden sheds – handy for storage during your renovation project. Glenelg East is a prestigious locale to raise a family with sunny seaside vibes, easy public transport, great schools, and shopping, dining and entertainment venues galore! Further highlights include: • C.1935 double brick and stone Tudor architecture • Nearby public transport options of bus and tram • Double length roller-door carport under the main roof • Air conditioned master bedroom with ensuite • Spacious second and third bedrooms • The air conditioned family room opens directly to the shady pergola • Main bathroom features a separate w/c • Striking timber floorboards, polished architraves and skirtings • Located a short walk from the tram • Just 2kms (approx.) from the beach • Zoned Glenelg Primary School (1.7km) • Zoned Plympton International College (2.8km) Add modern comforts to historic appeal, and you have a bespoke forever home to fill with happy memories. Council rates / approx \$602.00 p.q SA water / approx \$258.40 p.q ES levy / approx \$150.03 p.a LET'S TALK! RLA 267639 Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.