

**11A Sandison Terrace, Glenelg North, SA 5045**



**House For Sale**

Friday, 14 June 2024

11A Sandison Terrace, Glenelg North, SA 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Rod Smitheram

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## Contact Agent

Located in the highly sought-after suburb of Glenelg North, this exquisite 3-bedroom home offers an exceptional blend of modern living and unparalleled convenience. As you approach this stunning home, you're greeted by an automatic gate that ensures both security and peace of mind, creating a welcoming and private entrance. Stepping inside, the lower-level impresses with its open plan layout, seamlessly integrating the kitchen, living, and dining areas. The wide-profile white marble-look ceramic and porcelain tiles on this level exude sophistication and elegance. The living and dining areas provide ample space for family gatherings and are enhanced by a charming combustion heater, perfect for cosying up during cooler months. The heart of the home is undoubtedly the modern, white, and bright kitchen. It boasts stone benchtops, a large breakfast bar, Bosch appliances including a pyrolytic oven, and 2pac cabinetry, making it a modern chef's delight. For added convenience, a powder room is also located on the lower level. Ascend the stairs to discover the master bedroom, a true retreat featuring a private balcony with hardwood floors, a walk-in robe, and a luxurious ensuite bathroom. Bedrooms 2 and 3 are equally spacious, with one offering a built-in robe for additional storage, and all with ceiling fans. The main bathroom is a highlight, fully tiled and equipped with a large spa bath and a separate shower, offering a spa-like experience at home. The rear yard is an entertainer's paradise, with a large, paved area and pergola equipped with café blinds, perfect for year-round outdoor dining and entertaining. The 12V lighting front and back means that the gardens and paths are illuminated at night. The irrigated gardens, starring lemon and lime trees, and a garden feature wall, add a touch of nature that is to be enjoyed, but not endured. The easy-care greenery ensures a serene and inviting outdoor space, and the rainwater tank ensures garden care is not costly. Additional features of this impressive townhouse include a 6.6kW solar system with battery storage, a security system with intercom, downlights throughout, an updated laundry, ducted reverse cycle air conditioning with zoning, and a double garage with epoxy flooring and space for two additional off-street parks. Located on a quiet street in the vibrant Glenelg North locale, this home offers easy access to the bustling Jetty Road, Glenelg, and Marina Pier. Glenelg Beach is just a short drive away, and the City-to-Bay Tram provides excellent connectivity to Adelaide CBD. Shopping options are endless with Harbour Town, Kurralta Central, and Westfield Marion all within easy reach. Golf enthusiasts will appreciate the proximity to Glenelg Golf Club. Quality education options are plentiful, with zoning to St Leonards Primary School and close proximity to Immanuel College, Sacred Heart College, and Westminster School. This house is not just a home; it's a lifestyle opportunity in one of Adelaide's most desirable suburbs.

**What we Love:**

- Automatic gate for security and peace of mind
- Open plan kitchen, living, and dining areas
- Wide-profile white marble-look ceramic and porcelain tiles downstairs
- Combustion heater in living area
- Modern kitchen with stone benchtops
- Bosch appliances including pyrolytic oven & 2pac cabinetry
- Master with private balcony, hardwood floors, and ensuite
- Spacious bedrooms 2 and 3, one with built-in robe
- Fully tiled main bathroom with large spa bath and separate shower
- Large paved rear yard with pergola and café blinds
- Irrigated gardens with fruit trees
- Garden feature wall
- 6.6kW solar system with battery storage
- Water tank
- 12V lights front and back
- Security system with intercom
- Downlights throughout
- Ducted reverse cycle air conditioning with zoning
- Double garage with epoxy flooring and room for two additional off-street parking spaces
- Proximity to Jetty Road, Glenelg, and Marina Pier
- Excellent connectivity to Adelaide CBD via City-to-Bay Tram
- Nearby shopping options include Harbour Town, Kurralta Central, and Westfield Marion
- Close to Glenelg Golf Club
- Quality education options including St Leonards Primary School, Immanuel College, Sacred Heart College, and Westminster School