

12 Bristol Street, Glenelg South, SA 5045



House For Sale

Tuesday, 21 November 2023

12 Bristol Street, Glenelg South, SA 5045

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 451 m2

Type: House



Rhys Digance
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Expressions of Interest

Inspection by Appointment. Perfectly positioned less than 200 meters to Glenelg South's pristine golden sands, this distinguished residence represents a cherished chapter in Glenelg's rich history. Built in 1892 and retaining grand original features, this charming character home is well maintained and presents the discerning buyer with the opportunity to move in and immediately enjoy the highly desirable lifestyle on offer in the tightly held and sought after popular address. Boasting gorgeous character features such as lofty, cathedral ceilings, solid timber floors and leadlight windows, the home balances elements of character and charm with a modern and contemporary layout. Spread across two levels and offering almost 400m² of quality living space, comprising of five large bedrooms, multiple living areas, open plan kitchen, living and dining, undercover alfresco area and low maintenance rear yard, this immaculate residence provides the highly sought after, low-maintenance, coastal lifestyle whilst providing the perfect amount of space for the growing or established family.

Ground Floor – This level features a well-lit, open plan living and dining space seamlessly connected to the fully equipped kitchen. The kitchen boasts high-quality stainless-steel appliances, a dual gas cooktop, stone benchtops, a breakfast bar, and ample storage. Located on this level are two of the five bedrooms, both are generously sized and includes walk-in robes. These bedrooms share a central family bathroom equipped with a full-sized bath, shower, vanity, and toilet. Accessible from the rear yard is a spacious family living area adorned with beautiful leadlight windows, high ceilings, a ceiling fan, and a split system air conditioning. The expansive undercover alfresco area is ideal for year-round enjoyment, whether you're sipping morning coffee or hosting afternoon gatherings with friends and family. Step into the low-maintenance rear yard, featuring a captivating water feature surrounded by an easy-to-care-for garden—a perfect space for children and pets.

First Floor – Heading up the solid timber staircase brings you to the living area with a view overlooking the lower level. This floor comprises of three additional bedrooms, all equipped with ceiling fans. The deluxe master suite boasts an ensuite with a shower, vanity, and toilet, along with a built-in robe and split system air conditioning for year-round comfort.

Additional Features: - 9.62KW Solar Panels - Ducted heating and cooling through the living areas - Split System Heating and Cooling included - 12,000 litre water tank allowing for an automated watering system - Built in wall safe - Roof access from master bedroom - Secure double garage behind automatic roller doors with direct internal access - Cathedral ceilings throughout the ground floor - Zoned to Brighton Secondary School

Set in a true lifestyle location, just metres from the golden sands of Glenelg Beach and the ever-popular Broadway kiosk as well being on the doorstep of the cosmopolitan Jetty Road. You'll enjoy the convenience of having great local shops & cafes, schools and reserves within close proximity, and public transport just steps away, making for an easy commute to the Adelaide CBD and other amenities. This is a fantastic lifestyle opportunity in a highly sought-after location.

Specifications: Year Built / 1892 Council / Holdfast Bay Council Rates / TBC

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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416.