

**12 Melbourne Street, Glenelg North, SA 5045**



**Sold House**

Friday, 3 November 2023

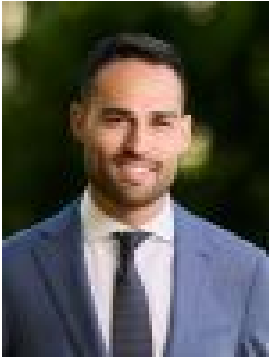
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**Bedrooms: 2**

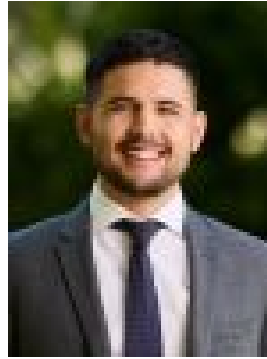
**Bathrooms: 1**

**Area: 177 m2**

**Type: House**



David Scalamera



Juan Gaviria  
0424734897

**\$752,000**

Built circa 1900, this property is not only a piece of history but also a gateway to modern conveniences. The home boasts high ceilings that create a sense of grandeur and spaciousness, making the interior feel open and airy. With original Baltic pine timber floors that have stood the test of time, bringing warmth and authenticity to every step you take. A unique architectural feature graces the hallway, adding a touch of nostalgia and individuality to the space. The separate living room at the front of the house provides a private and cosy retreat, perfect for relaxation or entertaining. A large kitchen and meals area that provide an inviting space for culinary adventures and gatherings, ensuring both functionality and comfort. The separate laundry is beside the updated bathroom, leading out to the alfresco and spacious yard. Located in the beautiful Suburb of Glenelg North situated near the Patawalonga River and within walking distance to the Glenelg beaches. With close proximity to the stunning Glenelg Marina, which boasts a wealth of restaurants and entertainment options. As well as Jetty Road shopping precinct for retail and dining. Additionally, easy access to public transport both bus and tram makes commuting a breeze. Key Features: • Built circa 1900 • Original Baltic Pine Timber Floors • High Ceilings • Original Arch in Hallway • Separate Living Room • Updated spacious kitchen/meals area • Updated bathroom • Ceiling fans in both bedrooms and living room • Separate laundry • Spacious yard and alfresco area • Zoned to St Leonards Primary School and Plympton International College. Plus an array of private and public schools within close proximity. This property holds strong potential as an investment property, offering high rental yield and the prospect of robust capital growth into the future. Invest in a piece of history and secure your financial future. 12 Melbourne Street is a captivating fusion of old-world charm and contemporary living. If you appreciate history, authenticity, and the conveniences of modern life, this residence offers a unique opportunity to immerse yourself in the heritage of Glenelg North while enjoying the nearby amenities and leisure opportunities. Embrace the past while living in the present at this remarkable property. Contact me today to discuss this beautiful property further on 0422545495. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. RLA323336