

**12 Wallace Street, Glenelg East, SA 5045**



**House For Sale**

Thursday, 1 February 2024

12 Wallace Street, Glenelg East, SA 5045

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



Brad Allan  
0402103385



Mark Patterson  
0418898318

## **Auction - Thurs 15th Feb @ 6pm**

Perfectly positioned situated in one of Glenelg East's most popular streets, this spacious family home has been extended with family living front of mind. Boasting an attractive street presence and set amongst other quality homes, the home is sure to impress. The rear of the property is the hub of the home, the light filled open plan kitchen/living/dining features an abundance of glass and raked ceilings that flows to the stunning rear yard & alfresco via French doors. A chef's dream, the well-appointed kitchen features quality appliances, stone & stainless steel benchtops and ample cupboard space and a walk-in pantry, perfect for those that love to entertain on a grand scale. The kitchen overlooks the spacious open plan living and dining complete with beautiful timber flooring. An all-weather decked alfresco is the ideal spot for year-round entertaining and the perfect place to sit back, relax and watch the kids play on the expansive lawned area. At the front of the home there is a 2nd living space which could be utilised as formal lounge or home theatre, a great area to enjoy your favourite sporting event or movie providing an ideal get away from the rest of the family. Accommodation is well catered for with 4 double bedrooms. The north facing master overlooks the landscaped front yard and features a built-in robe and ensuite with underfloor heating. All of the remaining 3 bedrooms feature built-in robes and all are serviced by a large modern main bathroom. A double length carport leads to a rear garage that could be utilised/converted to a games room, gym or teenager's retreat subject to consents. Other notable features include:- Ducted heating & cooling throughout- Automatic watering system- Garden shed- Just minutes to Jetty Road and Glenelg Beach- Zoned for Brighton Secondary & Glenelg Primary Schools Step out the front door and within minutes you will find yourself at desirable cafes & shopping. The cosmopolitan offerings of Jetty Road Glenelg are also just a short walk/tram ride away with its shopping, cafes, restaurants, and nightlife. A selection of quality private school options are also at your fingertips with St Peter's Woodlands, St Mary's, Sacred Heart & Immanuel College all just minutes away. Property Specifics: Year Built / 1960 Land Size / 683sqm (approx.) Council / City of Holdfast Bay Council Rates / \$2,908.60 per annum SA Water / \$296.78 per quarter ESL / \$269.20 per annum CT / Volume 5341 Folio 300 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. RLA 239101