

13 Farr Terrace, Glenelg East, SA 5045

HARRIS

Sold House

Thursday, 7 December 2023

13 Farr Terrace, Glenelg East, SA 5045

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 695 m2

Type: House



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Imparting a grand first impression from those iconic triple Tudor peaks, this four-bedroom charismatic residence grants all the flexible family scope from the very beginning of its 695sqm (approx.) seaside parcel all the way to its north-facing entertainer's rear. A sandstone façade and traditional front porch continue through to an original 1930's internal floorplan, where geometric fretwork, stained glass and Jarrah floorboards combine to spark all that magic of Art Deco glamour. To the right, a bay window brightens the formal lounge, leading through double doors to a dignified dining room centred around a cosy fireplace. Flanking the other side of the lofty hallway, you'll find a spacious master under intricate ornate ceilings and a second bedroom – both boasting built-in robes and enjoying central access to a remodelled bathroom featuring heated floors, towel rail and floor-to-ceiling tiling. Friends and family will flock to the open plan hub, extended to allow enough space for everyone to congregate come milestone celebrations and architecturally designed to ensure that incredible north-facing sunshine grants a golden hour glow in winter whilst simultaneously keeping it cool in summer. At the helm, a remodelled kitchen showcases updated Euro freestanding 900mm gas cooktop/oven, Miele dishwasher and granite benchtops, capable of cooking up a culinary storm to serve on the adjacent dining table, whilst well designed bi-fold doors open to seamlessly connect the rear deck and landscaped garden backdrop. Taking the recently recarpeted stairs to a self-contained second level, you'll find a teenage-worthy retreat, dual study nook, two additional bedrooms boasting built-in robes and a modern floor-to-ceiling tiled bathroom with frameless shower. On weekdays, drop the kids off at one of the quality nearby schools and grab your morning latte from Spellman's Social before jumping on the tram for a seamless city commute, whilst your weekends are guaranteed to be screen-free and well spent with Da Costa Reserve Playground, Jetty Road restaurants and the Glenelg coastline resting just beyond your front doorstep... Even more to love:- Rear garage, triple carport & long driveway- Flexible footprint- Spacious laundry with adjoining powder room- Monitored alarm- 4.5kW solar system- Ducted evaporative cooling & gas heating- Freshly painted throughout- Brand-new carpets- Irrigation provisions- Plumbed Rainwater Tank- Zoned for reputable Glenelg Primary & Brighton High- Moments to Immanuel College, Sacred Heart, Our Lady of Grace, St. Mary's & SPW- Proximity to Westfield Marion, Southern Expressway, Flinders Uni & Hospital Specifications: CT / 5223/850 Council / Holdfast Bay Zoning / EN Built / 1930 Land / 695m² Frontage / 15.24m Council Rates / \$2,808.30pa Emergency Services Levy / \$261.65pa SA Water / \$289.10pp Estimated rental assessment / \$1,000 to \$1,100 per week / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Warradale P.S, Plympton International College, Brighton Secondary School, Springbank Secondary College 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409