

# 14 Kibby Avenue, Glenelg North, SA 5045

ous.property

## Sold House

Tuesday, 15 August 2023

14 Kibby Avenue, Glenelg North, SA 5045

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 720 m<sup>2</sup>

Type: House

**\$950,000**

Welcome to Glenelg North – the perfect seaside suburb to enjoy the fruits of Adelaide's most iconic tourist destination without the crowds. Still within walking distance of Glenelg's popular attractions – the glorious beachfront and Moseley Square, diverse local dining, boutique shopping and the fabulous Marina - this three bedroom home invites you to experience your dream lifestyle this summer. But what to do with the pristine c.1950 property, overflowing with character and oodles of space? The 720sqm (approx) allotment with 18.9m street frontage suggests subdivision (stcc) and of course anything in this hotspot part of town is an ideal investment property. Families could build the home of their dreams and renovators will find a goldmine opportunity, with room to extend. Features include:

- Three spacious bedrooms, two with built-in robes and two with ceiling fans
- Fully tiled previously updated bathroom, bath and shower, neutral tones
- Modern kitchen with stainless appliances, dishwasher, pantry, island bench
- Big living space featuring a thatched ceiling, slate floors plus carpeted area
- Separate dining room
- Brick-paved, pitched-roof entertainer's pergola with café blinds
- Low maintenance Tuscan-influenced front courtyard
- XL carport with a panel lift door and shed/workshop behind
- Spacious backyard with a swimming pool
- Separate laundry
- Walk to St Leonards Primary School (zoned)
- Zoned Plympton International College (3.4km)
- Close to Immanuel College

Such a peaceful place near the grassy banks of the Patawalonga, where lazy vibes last all summer long. Book your spot! Council rates / approx \$390.40 p.q SA water / approx \$406.00 p.q ES levy / approx \$216.30 p.a LET'S TALK RLA 267639

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