

14A Cliff Street, Glenelg East, SA 5045

HARRIS

Sold House

Friday, 3 November 2023

14A Cliff Street, Glenelg East, SA 5045

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 372 m2

Type: House



Marco Wenzel
0481090830

\$1,610,000

Expertly casting luxe detailing across an expansive family floorplan, this C2022 home is simultaneously big on impact while enviably low on maintenance. Whether you're seeking room to spread out, the perfect coastal address, or the ultimate entertainer, 14a Cliff St is ready to do it all in style. A solid build with double gyprock and extra insulation ensures a stately, secure home planned with living in mind, fastidiously designed for truly connected living that maximises serenity and privacy. A sweeping staircase and light-filled front study amplify an impactful entryway, guiding to striking rear living area, creating flow for effortless modern living. An outstanding gourmet kitchen boasts window splashback, under cupboard lighting and feature pendants for custom lighting for every occasion, highlighting ultra-wide gas cooktop, dual conventional and microwave ovens, warming drawer, integrated fridge and dishwasher, all certain to elevate even the most basic cook up. Stone bench tops and extensive island bench deliver style to match the substance, with central placement making entertaining indoors or alfresco a breeze. Just a step away through the glass doors, a fully equipped outdoor kitchen with gas-plumbed Weber BBQ, stone-wrapped gas heater and ceiling fan ensuring smooth all-seasons entertaining, overlooking easy-care rear yard for maximum bliss. Continuing the resort atmosphere, the main bedroom suite is complete with luxurious dressing room and tranquil ensuite, with floor-to-ceiling tiling, walk-in shower with frameless screen head, and wide stone vanity providing an enviable space for rush hour. Upstairs, a vast landing executes flawless double duty as an additional living space, with wall-to-wall windows framing views across the treetops. Three spacious bedrooms with built-in robes are deftly serviced by powder room and family bathroom, expanding the spa-like quality on a larger footprint. Side access electric gates, double garage and fully fenced frontage guarantee true lock-up and leave capacity, making it simpler than ever to load the car and take off on a spontaneous or much awaited getaway. Prime placement means it's a short walk to anywhere – Da Costa Reserve to burn off energy, Glenelg East IGA for the milk run, The Holdy, The Broadway or the Morphett Arms for summer sips or winter reds, or Spellman Social for your caffeine hit, while iconic Jetty Road is only 5 minutes away for a smorgasbord of eateries, retail shopping, gyms and cinemas. It's only a quick 20 minute drive to the city, or harness the tram line for an easy commute. The good life awaits. More to love:

- Secure electric gate and double garage with side access
- Separate laundry
- Downstairs guest powder room
- Reverse cycle ducted air-conditioning
- Extensive linen storage to both levels
- Video intercom system
- Samsung electronic door handle
- Ceiling fans
- NBN ready
- Timber look floors and plush carpets
- Fully automated irrigation system and feature lighting to garden
- Rinnai gas hot water service
- TV connections to all bedrooms and living areas

Specifications: CT / 6245/313 Council / Holdfast Bay Zoning / General Neighbourhood Built / 2022 Land / 372m² Frontage / 8.84m Council Rates / \$2,256pa Emergency Services Levy / \$220.10pa SA Water / \$246.89pq Estimated rental assessment / \$1,100 to \$1,200 per week / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Warradale P.S, Ascot Park P.S, 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