

14B Sussex Street, Glenelg, SA 5045

House For Sale

Monday, 17 June 2024

14B Sussex Street, Glenelg, SA 5045

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 173 m2

Type: House



Gerry Manning

0412709104

Auction- Unless Sold Prior

Perfectly presented and ready for refined living, this exciting upgraded character townhouse is situated in the heart of Glenelg and within easy walking distance to Jetty Road shopping, Moseley Square and the exciting summer time social hub that Glenelg Beach is famous for. Fastidiously upgraded, the home features high ceilings, ornate cornices, character archways, high skirtings and solid timber cabinetry in a delightful mix of traditional and contemporary decor. Relax in a spacious formal living/dining room, a great place to receive your guests and the perfect spot to sit down in front of the television. Step on through to a light filled kitchen/family room where you can create your own culinary delights with granite bench tops, timber cabinetry, stainless steel appliances and a wide breakfast bar. French doors open to a spacious central courtyard. Dine in style and alfresco comfort as you cook on the built-in barbecue and enjoy the ambience of established gardens and exquisite decking. The home features 3 spacious bedrooms to the upper level. The master bedroom offers a ceiling fan, built-in robes, ensuite bathroom and a clever study nook with suburb and distant hills views. Bedroom 2 features a built-in robe, ceiling fan and direct access to the front balcony. Bedroom 3 also offers a ceiling fan. A bright main bathroom will cater for those busy school and work mornings while a double garage with auto panel lift door is easily accessed from the rear lane. Ducted reverse cycle air-conditioning ensures your year-round comfort as you sit back and enjoy the ambience and location of this delightful character residence. Briefly: * Fastidiously upgraded character townhouse in unique lifestyle location * Perfectly positioned in a tightly held area only 200m to Jetty Road, Moseley Square & Glenelg Beach * Exciting blend of both formal and casual living spaces * High ceilings, ornate cornices, character archways, high skirtings and solid timber cabinetry * Large combined lounge/dining room with bay window * Kitchen/family room with French doors to alfresco * Kitchen features marble bench tops, timber cabinetry, stainless steel appliances and a wide breakfast bar * Spacious central courtyard/alfresco dining area with built-in barbecue and exquisite decking * 3 spacious bedrooms to the upper level all with ceiling fans * Bedroom 1 with built-in robes, ensuite bathroom and a clever study nook * Bedroom 2 with French doors to the front balcony * Ducted reverse cycle air-conditioning * Double garage with auto panel lift door to, via rear access from Soal Street * Ground floor powder room * Central atrium courtyard * Walk-through laundry with exterior access * Under stair storage * Recent Upgrades. Air conditioning 2 years old. Electric Oven & Gas cook top and Dishwasher 18 months. Solar Panels and 13.5 kw Tesla Battery. External Front facade and rear decking painted in the last 12 months. Brand New sun Blinds to upstairs Balcony / 2nd Bedroom. Delightfully located in a peaceful setting and with easy access to the quality western beaches and golf courses of Adelaide. Relax and enjoy the Glenelg Beach social and café scene or take a walk along the Patawalonga Reserve, a great place for your daily exercise. Woolworths Glenelg and the boutique Jetty Road Shopping Precinct are at your disposal for your daily and designer goods. Zoned to St Leonards Primary School and Plympton International College. Quality local private education is nearby at Immanuel College, Sacred Heart College, Cabra Dominican and Westminster School. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Reward your success and be sure to inspect this classic home in a tightly held area. Specifications: CT Reference / 5846/826 Council / City of Holdfast Bay Zone / Established Neighbourhood Year Built / 2001 Land Size / 173 m² approx Council Rates / \$2,607.75 per annum SA Water Rates / Supply \$74.20 & Sewer \$199.55 per quarter + usage Emergency Services Levy / \$246.55 per annum Professionals Manning Real Estate 265 North East Rd Hampstead Gardens SA 5086. Professionals Manning Real Estate is proud to service the Adelaide Real Estate market. If you are thinking of selling or leasing you should give the team a phone call on 82666052 to arrange a free no obligation market opinion. RLA 281289 Disclaimer. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289 The property is being offered to the market by way of Auction, unless sold prior. Auction Pricing- At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction

commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. RLA 281289.