

**16 Ralph Street, Largs Bay, SA 5016**



**House For Sale**

Monday, 4 March 2024

16 Ralph Street, Largs Bay, SA 5016

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 542 m2**

**Type: House**



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## **Auction Wed 27th March @ 6.00pm**

Embrace the seaside serenity with this beautifully preserved solid brick home, a mere stroll from the inviting sands of Largs Bay. As the sole custodian of this 1960s build, one owner has meticulously maintained the property, making it a rare find in this sought-after coastal suburb. The residence stands proudly on approximately 542sqm of land, boasting lofty 3.0m (approx.) ceilings that enhance the sense of space and airiness. The front yard, equipped with irrigation, presents a welcoming green oasis, while an automated roller door affords convenient access and security. Accommodation for vehicles is ample with four car spaces nestled under a carport, complemented by a secure front gate equipped with a sensor alarm for added peace of mind. The gate opens to reveal a double driveway offering easy ingress and egress, leading to a single garage, more spacious than the average. The front porch, which doubles as a cosy sitting area, is shielded by a pull-down cafe blind—perfect for enjoying the fresh sea breeze or a cup of morning coffee amidst landscaped greenery that exudes greenhouse vibes. Upon entry, the living space welcomes you with internal garage access, a ceiling fan and a wall-mounted split system air conditioner, complemented by a snug gas heater for the cooler months. The master bedroom, positioned at the front of the home, is the largest of the four, with a ceiling fan enhancing comfort and two corner windows flooding the space with light—ample room exists for a future built-in wardrobe, with the added benefit of an external blind. Bedrooms two, three and four offer consistent sizing, each featuring a dedicated window and convenient access to the centrally located, extra-large bathroom, fitted with a shower, toilet, and single vanity. The kitchen's timber finish on cabinets and benchtops exudes a classic warmth, including space for a washing machine and the potential for a European laundry setup. A 600mm gas cooktop and oven, along with large windows, invite culinary adventures bathed in natural light, with direct access to the backyard. The rear garden is a testament to suburban bliss, with crisp green lawns, a Hills Hoist clothesline, a large shed for storage, two rainwater tanks and a bounty of established produce trees, including bay leaf, apricot, and Feijoa. Adorned with a soft neutral colour palette and timber-look flooring, this home presents an inviting canvas for those inspired by its blend of beachside proximity and vintage charm. This Largs Bay gem offers not just a house but a lifestyle, a chance to be part of a community that cherishes beach strolls, sunsets and a life lived with the gentle rhythms of the sea. Additional features include:

- Borewater access in both the front and back yards, complete with certificates, ensures verdant surrounds and sustainable gardening
- Ceiling fan in the living room
- Fully secure, West facing property
- Close proximity to Semaphore Road with cafes, gyms and specialty stores
- Sliding doors throughout
- Directly across the road from Port District Football Club, Port Adelaide Tennis Club, Semaphore Bowling Club and Tennis Club and playground
- Nearby schools include: Largs Bay School, Le Fevre High School, Ocean View P-12 College, Dominican School, Port Side Christian College, Mount Carmel College

\*Measurements are approximate\*\*\*All information provided has been obtained from sources deemed to be reliable; however, we cannot guarantee the information is accurate and the vendor and the agent do not accept any responsibility or liability for any errors or omissions. Interested parties should conduct their own independent enquiries & advice regarding the property\*\*\*\*The Form 1 - Vendor's statement may be inspected at Ray White Semaphore 1 Military Road, Semaphore South for 3 consecutive business days prior to the auction, and at the auction, 30 minutes before it starts\*\*