

16 St Johns Row, Glenelg, SA 5045

NOAKES
NICKOLAS

House For Sale

Wednesday, 24 April 2024

16 St Johns Row, Glenelg, SA 5045

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Simon Noakes
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Darcy Harcourt
0435756245

\$2.15M - \$2.295M

Best Offers By Monday 13th of May at 10am (Unless Sold Prior). Price guide to be released Wednesday 1st of May. Originally constructed with bluestone footings in 1887 and now fully renovated to deliver luxurious contemporary living, this monumental slice of Glenelg history is yours for the taking on St John's Row. It doesn't get much closer to the sea than this. Set just one street back from the Southern Esplanade, settle into an effortless routine of morning dips and evening sunsets over the sea along that glorious stretch of lawn overlooking the sand. Boasting a striking full renovation, no stone has been left unturned in ensuring your comfort at home, with a floorplan comprising three bedrooms, two bathrooms, a charming original lounge, and a fluid kitchen/dining and adjacent patio. A chic charcoal facade, tiled verandah and charming front door guide you onto the timber floors of the hallway, where lofty ceilings and ornate curves welcome you into the home. To your left, a glorious lounge enjoys wonderful afternoon sunshine, with plantation shutters adding style and privacy, and a feature fireplace creating a cosy winter sanctuary. The decadent fully-tiled main bathroom comes next. From the lengthy vanity and walk-in shower to the back-to-wall freestanding bath, classy tiling and additional storage, it's easy to imagine enjoying a winter bath before settling in front of the fireplace. Through to the kitchen/dining, enjoy a bespoke designer space where functionality - and storage - are key themes. A built-in bench seat defines the dining, while Caesarstone benchtops adorn the kitchen and extended built-in cabinetry to shape a sleek space calm in shades of pale grey and white. Enjoy quality stainless steel appliances including a gas cooktop and electric oven. Glass French doors connect you to the brick-paved patio, a fantastic protected space encouraging year-round entertaining. Up the beautifully carpeted stairs, the second floor tucks the sleeping quarters quietly out of the way. All boasting gorgeous timber floors, plantation shutters and quality storage, the main bedroom enjoys a large walk-in robe, a bench seat, ceiling fan, and French doors to the balcony, a dreamy spot for finishing the day watching the colours of the sky change over the sea. Down the hall, two further bedrooms are fitted with built-in robes, with an additional chic fully-tiled bathroom keeping in style with the main bathroom adding to your everyday convenience. Close enough for convenience but far away enough to enjoy peace and quiet, you've got the best of Glenelg just down the road, from Fourth and The Moseley, to Nijumaru Japanese, Stamford Grand, and the seasonal entertainment of Moseley Square, from winter ice skating to summer kites. Beautifully updated to provide a sumptuous home base, for a truly charming next chapter for yourself or your family, get your ducks in a row and pack your bags for St John's. Features to love:- Reverse cycle ducted A/C upstairs, split system A/C to kitchen/dining plus gas heater to the downstairs living- Secure double garage with rear lane access and workshop/storage space- Ocean-facing balcony with shade blinds- Wine cellar- European laundry- Secure alarm system with CCTV- Gas hot water system- Seconds to Moseley Square and 110m to Glenelg Beach- Moments to Stop 17 Moseley Square tram stop- Zoned to Glenelg Primary and the coveted Brighton Secondary, close to Immanuel and Sacred Heart colleges and within the catchment area for Somerton Park Kindergarten- Under 9km to the Adelaide CBD Land Size: 201sqm Frontage: 7.62m Year Built: 1887 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2508 PASA Water: \$191.88 PQES Levy: \$226.85 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.