

17 Coorilla Avenue, Glenelg North, SA 5045

**NOAKES
NICKOLAS**

Sold House

Thursday, 30 May 2024

17 Coorilla Avenue, Glenelg North, SA 5045

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 672 m2

Type: House



Simon Noakes
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Darcy Harcourt
0435756245

\$1,160,000

*Open Cancelled, offer accepted*Get your foot in the door in an ideal family location by the coast in Glenelg North with this cleverly updated solid brick C.1956 Torrens titled home.Delight in the wonderful updates of this home, from a fresh contrast facade, minimalist landscaping and timeless picket fence, to a new kitchen and open plan living that come together effortlessly over timber floors.Step into the entry and find three bedrooms following the curve of the hall. All including elegant plantation shutters, two with mirrored built-in robes, and all sharing use of the sweet main bathroom, complete with a bathtub and handy separate toilet.Your open plan living is everything you could have hoped for in an contemporary living space, from the feature gas heater, quality lighting and bright white kitchen, to the beautiful outdoor flow.The kitchen is a beauty, from its sleek 2pac style cabinetry and feature handles, sleek island/breakfast bar, to its quality stainless steel appliances and window set into the tiled splashback, drawing wonderful northerly natural light indoors.Wrapped in modern charcoal good neighbour fencing, your backyard is a wonderful sanctuary to enjoy year-round.A large brick paved patio includes a great undercover area ideal for entertaining outdoors, with paving continuing under the sun and giving you the option to dine and recline under the sun.Jetty Road provides an abundance of convenience, pleasure and leisure with great cafes including Fourth, Glenelg Marina dining, and easy every shopping at Coles and Woolworths, and seasonal entertainment in Moseley Square.From Coorilla you're also in a favourable position to make the most of Harbortown shopping and beautiful West Beach, from its wide sandy expanses to the new West Beach Surf Club.It should be this easy. Settle in for a stylish, relaxed home life by the coast on Coorilla Avenue.More to love:- Reverse cycle split system A/C units to main bedroom and open plan living plus feature gas heater- Secure double carport with auto roller door and further off-street parking- 3kW solar system- Instant gas hot water system- Securely fenced yard with cubby house- Established landscaping plus veggie patch- Garden shed and rainwater tank in place for garden usage- Zoned to St Leonards Primary and Plympton International College, walking distance to Immanuel College and within the catchment area for Baden Pattinson Kindergarten- A stroll to bus stops along Pine Avenue and Anzac Highway and Tapleys Hill Road- Just 1.5km to Glenelg North and under 7km to the Adelaide CBDLand Size: 672sqmYear Built: 1956Title: TorrensCouncil: City of West TorrensCouncil Rates: \$1683.30PQSA Water: \$470PQES Levy: \$171PADisclaimer: 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.