

1B Augusta Street, Glenelg, SA 5045

HARRIS

House For Sale

Thursday, 7 March 2024

1B Augusta Street, Glenelg, SA 5045

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 225 m2

Type: House



Karen Dorman
0412095970



Tobi McFadyen
0430006282

\$1.65m - \$1.75m

Best Offers By 10am Monday 25th March 2024 (Unless Sold Prior) If you have been craving a sea change that's less about the upkeep and all about a laidback coastal lifestyle, then this easy-care and ultra-modern townhouse presents an exciting premise for a vast array of buyers. Intersecting Augusta and Durham Street to face the Colley Reserve pines from the Master Bedroom balcony and seaside just beyond. There is much to adore about this highly sought location, but even more to love when it comes to the stylish yet functional dual-level floorplan. Safe entry to the premises is granted internally from the double garage, or through a lockable pedestrian gate and lofty rendered walls that work together to keep the front courtyard both private and secure. Offering the perfect position to relax or entertain, this sublime space is surrounded by bench seating and raised garden beds accentuated by up-lights, complete with a concrete bench and built-in gas point to place your prized BBQ. Double French doors open to harmoniously integrate open plan living, extending from an exquisitely high void peaking at 5.8m to fabulously remodelled and spacious floorplan. Following the trajectory of the boxed ceiling, a beautiful Corian-topped island bench curves around the modern kitchen, equipped with a high-grade Bosch gas cooktop, pyrolytic oven and Asko dishwasher that promise to elevate your cooking experience. From here, a bathroom and laundry service the ground floor, whilst an outdoor atrium bestows a north-facing sunny glow on the entire footprint. Taking the feature Jarrah and steel staircase to arrive a restful second level, you'll find a versatile combination of up to four bedrooms – or three and a home office – with soft carpets underfoot. Worthy of the household heads, the divine master occupies generous proportions, extending to a private ensuite, walk-in robe and street-facing balcony that grants an exclusive position to take in the sun setting over the ocean with a cold drink of choice in hand – absolute bliss. The surrounding lifestyle can't get much better when you have The Esplanade, Jetty Road and Holdfast Marina at your immediate disposal, ensuring your free time is well spent taking refreshing dips in the ocean, dining at the never-ending array of restaurants and meeting friends for coffee or a beach walk. From an unparalleled position to the tight-knit encompassing community, you'll never regret making that sea change to Augusta Street... Even more to love:

- Double garage accessible from Durham Street
- Torrens-titled corner allotment
- Flexible footprint
- Built-in robes to bedroom 2 & 3
- Three bathrooms
- Separate bathtub upstairs
- Paradox monitored alarm
- Ample storage over both levels
- Irrigated front garden beds
- Zen 4.25kW solar system
- Ducted & zoned R/C air conditioning
- 300m to Moseley Square tram stop
- Footsteps to Coles, Caruso's, Aldi & Woolworths
- Zoned for Glenelg Primary & Plympton International College
- Proximity to Immanuel, St. Mary's Memorial, St. Peter's Woodlands & Sacred Heart College
- Just 8km to the CBD

Specifications: CT / 5704/96 Council / Holdfast Bay Zoning / EN Built / 2000 Land / 225m² (approx) Frontage / 8.38m Council Rates / \$3109.20pa Emergency Services Levy / \$284.35pa SA Water / \$302.15pq Estimated rental assessment / \$1,000 to \$1,100 per week / Written rental assessment can be provided upon request

Nearby Schools / Glenelg P.S, Warradale P.S, Plympton International College

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