

**2 Bristol Place, Glenelg South, SA 5045**

**HARRIS**

**Sold House**

Thursday, 26 October 2023

2 Bristol Place, Glenelg South, SA 5045

**Bedrooms: 4**

**Bathrooms: 3**

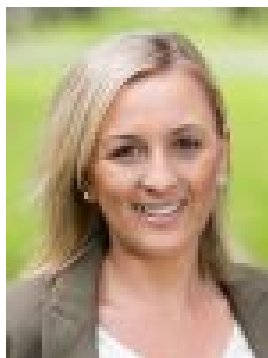
**Parkings: 1**

**Area: 599 m2**

**Type: House**



Karen Dorman  
0412095970



Tobi McFadyen  
0430006282

**\$1,830,000**

Auction 10am Saturday 11 November 2023 (Unless Sold Prior) Positioned in a quiet no-through pocket a mere 100m from the Esplanade, this 1950 built residence offers unprecedented scope to reside, renovate or develop (STCC) at your own leisure. Ensuring a laidback coastal lifestyle is a top priority, the residence is currently configured as a two-bedroom and two-bathroom home, significantly updated to comfortably reside as is or provide a blank canvas to craft the interior to match its outstanding location. Separately accessible via the side carport, a granny flat offers two additional bedrooms each boasting built-in robes and split system, a kitchenette/living zone and bathroom – the perfect teenage retreat or potential Airbnb. The spacious backyard presents possibilities for green thumbs to cultivate and entertainers to construct a sizable verandah or swimming pool (STCC), already home to a flourishing mix of stone fruit and citrus trees to garnish your beachside evening cocktail. Presenting to the market with divine pre-summer timing, spend your upcoming sunny season lounging on the nearby sands, setting out for evening strolls along the Esplanade, and indulging in the local Broadway and Jetty Road café culture. Elite education sums up this perfect family premise, promising zoning for Glenelg Primary and Brighton Secondary, along with easy reach to the elite likes of St. Peters Woodlands, St. Mary's, Immanuel and Sacred Heart College. Take this limitless opportunity and your love of the beachside, and turn it into your coastal pipe dream on Bristol... Even more to love:- 100m to the Esplanade via private stairway- North-facing 20.06m frontage- Jarrah floorboards- Farquhar renovated kitchen & kitchenette- Westinghouse electric cooktop & oven, dishwasher, stone benchtops & plumbed LG fridge- Built-in robes to all bedrooms- Ensuite to bedroom 2- Dual driveways- Ample space for trade vehicles/boat or caravan behind lockable gates (up to 4 cars)- Front & rear irrigation provisions- Garden shed & aviary- Gas HWS- Split system air conditioning & ceiling fans- Gas fire to lounge- Zoned for Glenelg Primary & Brighton Secondary- 300m to Pier Street bus stop- 800m to Moseley Square tram stop Specifications: CT / 5459/719 Council / Holdfast Bay Zoning / EN Built / 1950 Land / 599m<sup>2</sup> Frontage / 20.06m Council Rates / \$3,209.50pa SA Water / \$319.80pq ES Levy / \$405.75pa Estimated rental assessment / \$720 to \$750 per week / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Warradale P.S, Brighton Secondary School, Springbank Secondary College 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409