

**2 Darwin Street, Glenelg North, SA 5045**

**HARRIS**

**House For Sale**

Thursday, 16 May 2024

2 Darwin Street, Glenelg North, SA 5045

**Bedrooms: 2**

**Bathrooms: 2**

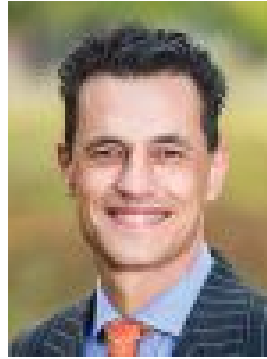
**Parkings: 2**

**Area: 466 m2**

**Type: House**



Sam Johns  
0437885776



Guy Barrett  
0405663406

## \$1.1m-\$1.175m

Best Offers By 12pm Wednesday 29th May (Unless Sold Prior) A C1850 character cottage upscaled for the 21st century without sacrificing any of the heritage soul, right on the doorstep of everything that makes Glenelg so sought-after – 2 Darwin Street is truly something special. Vine-wrapped and expertly offset with manicured gardens, the cottage frontage radiates a street appeal that can't be replicated, enviable northern orientation making the front veranda the ideal place to soak up rays as you devour the latest bestseller. Those striking sunrays are continued across expansive front lounge, ornate fireplace centring the space with soul, flowing through to central kitchen. Sure to satisfy chefs of all commitment levels, timber benchtops, shaker cabinetry, farmhouse sink, and country cooker honour old-world origins, open plan placement ensuring contemporary connection. French doors unite the living area with vast outdoor entertaining area, extending the footprint alfresco and seamlessly blending indoors and out. Canopied by soaring pergola, wrapped with timber, and lined with rich red brick, it's sure to be your epicentre for everything from a quiet knock-off drink to extended family Christmas day. Two spacious bedrooms, two bathrooms, and a sunken cellar complete the floorplan with endless scope to configure exactly as you like, while lush established gardens wrap the easy-care 466sqm allotment with botanical bliss. A separate rear garage doubles as a home workshop, with ample provisions for the home tinkerer, driveway access enabling streamlined storage of boats, caravans or weekend vehicles simultaneously. Surrounded by other passionately maintained homes, you aren't just gaining a new address, but entry into a welcoming coastal community. A short walk to the beach or the Sturt River Linear Park Trail for downtime spent exploring on bike, or on foot with the furry family members, as well as Parkinson Reserve for fresh air and the Holdfast Bay Bowls and Croquet Club to adopt a new hobby. Moments from all the amenities of Jetty Road for a smorgasbord of eateries, retail shopping, gyms and cinemas, while it's only a 20-minute drive to the city, or a 5-minute walk to the Tram stop for an easy commute. Ticking all the boxes (and likely even a few you didn't know you had) – all you need to do is settle in and soak it up. More to love: • Double carport and additional off-street parking • Ducted reverse cycle air-conditioning • Separate laundry with exterior access • Federation style bathrooms with timber vanities and subway tiling • Polished jarrah floorboards and easy-care tiles • Ceiling fans • Gas port and outdoor blinds to alfresco entertaining area • Rainwater tank • LED downlighting

Specifications: CT / 6007/645 Council / Holdfast Bay Zoning / HDN Built / 1850 Land / 466m<sup>2</sup> (approx) Frontage / 15.24m Council Rates / \$1784pa Emergency Services Levy / \$175.25pa SA Water / \$257.87pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / St Leonards P.S, Plympton International College, Warradale P.S, 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