

21A Patawalonga Frontage, Glenelg North, SA 5045

NOAKES
NICKOLAS

House For Sale

Wednesday, 17 January 2024

21A Patawalonga Frontage, Glenelg North, SA 5045

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 652 m2

Type: House



Simon Noakes
0402211543



Jake Billich
0401025259

Best Offers By 5/2 (USP)

Best Offers By Monday 5th of February at 10am (Unless Sold Prior). Originally constructed in the mid 80's, this expansive executive family residence on a generous 652m² slice of Glenelg North offers an enviable lifestyle located genuine seconds from the sand. Spread over two spacious levels, this home is perfect for the busy family or proactive entertainer. Offering six bedrooms, four bathrooms, three living spaces, a formal dining, study and outdoor entertaining, floorplan flexibility and room to grow is a given. Behind an impressive two-storey façade of commanding street presence punctuated by picture windows and creeping wisteria, step into the entry between parquet timber floors and pendant lighting to be immediately met with a sense of grandeur. You'll find the majority of living spaces set within the double brick ground floor. To your left, a large archway guides you onto the modern tiles of the lounge and step-up dining, flowing beautifully through to the galley kitchen and another living space beyond. White and family-sized, the kitchen offers plenty of bench space and storage, a tiled splashback and quality modern appliances, with views over the garden allowing you to keep an eye out on busy pets or kids. And what a backyard it is! Beautifully private and shaded by established trees and shrubs, enjoy a generous lawn and basketball court, while a large shady paved pergola allows you to kick back and dine Alfresco year-round. Upstairs, five generous bedrooms all include built-in storage, three with balcony access and views over the Patawalonga River, and two main bedrooms to choose from that each include an ensuite bathroom. A central sitting room could also double as a study, while the main bathroom includes a kid-friendly bath and a handy separate toilet. Across the home, all bathrooms are beautifully maintained and have stood the test of time in ageless bright white. Constructed with the family in mind by its original owner builder and fabulously updated to a contemporary standard, this winning family home overlooking the Patawalonga River guarantees a lifestyle overhaul in Glenelg North. Tucked in the quiet Glenelg North community, enjoy great access to the best of Adelaide's suburban beaches, including the local dog friendly beach, as well as great access to Glenelg's Jetty Road precinct, Glenelg Marina dining, West Lakes shopping and Adelaide Airport. For a lifestyle and location to benefit every member of your family, settle in for a memorable next chapter between the river front and the sea in Glenelg North. More features to love:- Reverse cycle ducted A/C plus wall heater to family room and gas heater to lounge- Double garage and further off-street parking - Secure alarm system- 6kW salt air rated solar system- Irrigated front and rear garden and garden shed- Zoned to St Leonard's Primary and Plympton International College, and also close to Immanuel College, St Peters Woodlands, Sacred Heart College and St Mary's Memorial- Easy access to public transport along Patawalonga Frontage- Just 160m to the esplanade and under 8km to the Adelaide CBD Land Size: 652sqm Frontage: TBC Year Built: 1983 Title: TBC Council: City of Holdfast Bay Council Rates: \$3610 PASA Water: \$350.60 PQES Levy: \$323 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.