

**22 Ramsgate Street, Glenelg South, SA 5045**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 17 April 2024

22 Ramsgate Street, Glenelg South, SA 5045

**Bedrooms: 3**

**Bathrooms: 1**

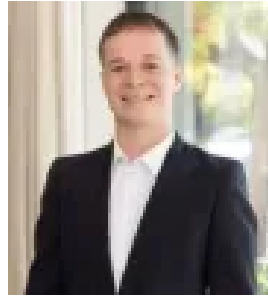
**Parkings: 1**

**Area: 608 m2**

**Type: House**



Simon Noakes  
0402211543



Jake Billich  
0881663989

**\$1.595M - \$1.695M**

Best Offers By Monday 6th of May at 10am (Unless Sold Prior). Offering a sense of grandeur with celebrated original features from a bygone era, this three-bedroom Torrens titled 1920s sandstone-fronted bungalow on a roomy yet manageable 608m<sup>2</sup> allotment is yours for the taking surrounded by quality original homes on historic Ramsgate Street. Prepare to enjoy your new existence within the luxury of large original rooms, including a formal dining and lounge, while beyond your front door, the best of the beach is a stroll away, from The Broadway Kiosk and the Esplanade, to surf life saving and sailing clubs. Behind tidy minimalist landscaping, a classic tiled bungalow verandah faces west, presenting as a favourable spot to enjoy a sunny afternoon aperitif. A grand entry and beautifully polished timber floors guides you to two large bedrooms, each adorned with original brick fireplaces and ornate ceiling detail, with a built-in robe for the larger. They share use of the main bathroom, complete with a bathtub and new toilet, while a handy second toilet is accessed via the rear laundry. To the right of the hall, a parlour-esque lounge room enjoys a feature fireplace with heater, picture rails and a double archway to the large dining room, grounded by another original feature fireplace with heater. A warm timber kitchen includes a gas cooktop and plenty of storage, including a large pantry, while an enclosed lobby makes for a favourable home office. Outdoors, a sizeable verandah looks over the garden, providing a great Alfresco space, with established trees conceal the service courtyard and garage beyond. Warm, welcoming and spacious, this established home is ready to deliver big on lifestyle on iconic Ramsgate Street, with plenty of scope to apply your own vision to its winning character bones. Favourably located around the corner from Broadway cafes and restaurants including The Organik, Goodslice Pizza, Mediterranean Cafe Ristorante and Broadway Hotel, there's so much to enjoy on your doorstep. Enjoy everyday convenience at IGA Bath Street, Woolworths, Coles and more along Jetty Road, with the expansive suburban coastline the backdrop to it all in Glenelg South. Features to love:- Reverse cycle ducted A/C throughout plus ceiling fans- Secure rear garage/shed with 3 phase power and side access onto laneway plus further off-street parking on new driveway- Bathroom replumbed 2020 and whole home rewired 2015- Secure alarm system in place- Gas hot water system- 2000L rainwater tank plumbed to laundry- Irrigated gardens to front and rear- Moments to public transport along Moseley Street, Broadway and Brighton Road plus Jetty Road trams to the CBD- Zoned to the coveted Brighton Secondary and Glenelg Primary, close to Sacred Heart College and Westminster School and within the catchment area for Somerton Park Kindergarten- Just 530m to Glenelg South Beach, 3.7km to Westfield Marion and under 9km to the Adelaide CBD Land Size: 608sqm Frontage: 15.85m Year Built: 1923 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2708 PASA Water: \$281.43 PQES Levy: \$162.85 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.