

22A Milton Street, Glenelg, SA 5045

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 10 April 2024

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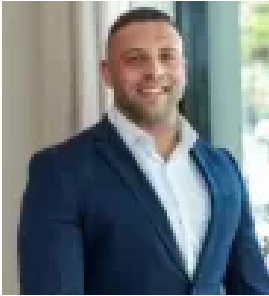
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 225 m2

Type: House



Jorden Tresidder
0881663989



Casey Grigg
0422592852

\$850K - \$900K

Best Offers By Monday 29th of April at 1pm (Unless Sold Prior).Cleverly nestled behind a brick fence, double Jarrah gates and thriving Cocos palms, this character cottage takes the magical atmosphere of Jetty Road and creates a hidden haven within an ultra-convenient coastal pocket.Tucked within one of Jetty Road's secret neighbouring streets, the unassuming location offers both a quiet reprieve and an encompassing mecca that sees the cinema and artisan Dante's Deli at the streets end.An eclectic mix of character and contemporary charm feature throughout the enchanting footprint, spanning between high ceilings and original timber floorboards to bring a grand sense of space.Beginning with a roomy master, you'll be completely comfortable sleeping year-round with the addition of split system air conditioning, ceiling fan and gas heating within the nostalgic fireplace.Incorporating an area to dine bistro-style, the kitchen brings a warmth with timber cabinetry and bright feature splashback tiles, along with the quality form of updated stainless-steel gas cooktop, under bench oven, dishwasher and rangehood.Slate tiles lead through a dedicated study nook with panelled timber wall and baroque chandelier, whilst the adjacent main bathroom has been remodelled with floor-to-ceiling tiling and bathtub.Arriving at a gorgeous space under raked ceilings and skylit windows at their peak, the rear living room is no doubt where you'll want to spend majority of your time.French doors integrate an entertainers deck shaded by a lofty pitched pergola, surrounded by established banana-finger palms to bring a taste of the tropics to your coastal neighbourhood.From a location that can't get any better, you are placed just a few footsteps from the tramline that transports you effortlessly to the CBD, along with Coles, Woolworths and a string of cafés, restaurants and boutiques.Just beyond, the coastline and Esplanade rest just 500m from your front door, promising summers full of sandy fun and a seaside path for your morning walks like no other.Even more to love: - Carport with rear access- Desirable investment opportunity- Individually air-conditioned bedrooms- Underground cellar- Under stair storage- Garden shed- Zoned for Glenelg Primary & Brighton Secondary- Proximity to St. Mary's Memorial, SPW, Sacred Heart & Immanuel CollegeLand Size: 225sqmYear Built: 1890Title: StrataCouncil: City of Holdfast BayCouncil Rates: \$1,323.90PASA Water: \$175.51PQES Levy: \$187.19PAstrata Rates: \$541PADisclaimer: 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.