

**23 Alma Street, Glenelg South, SA 5045**

**NOAKES  
NICKOLAS**

**Sold Duplex/Semi-detached**

Tuesday, 15 August 2023

23 Alma Street, Glenelg South, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Duplex/Semi-detached**



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**\$871,000**

Presenting with positively ageless curb appeal on quiet Alma Street, this beautifully cared for c.1890's bluestone-fronted maisonette offers a wonderful coastal address from a home defined by timeless original features on Alma Street. Yet it's the thoughtful updates that carry throughout that will have you excited for the next chapter. Behind a tidy front yard, coastal-inspired paintwork and a lengthy verandah ideal for that morning coffee, enter the home via the solid timber front door onto warm timber floors. To your right, find two large, carpeted bedrooms with ceilings soaring over 3.4m. Enjoy quality blinds, built-in storage, and ceiling fans for year-round comfort. A large lounge room includes a feature fireplace centring around that slow wood fire, the perfect winter focal point, while emerging into the open plan living, it's easy to imagine fluid indoor/outdoor living and entertaining. It all comes together between easy-care tiles and downlights, with idyllic sets of French doors framing the garden and patio beyond. A modern kitchen offers plenty of white cabinetry for easy storage, with a stainless steel gas cooktop and oven and a casual breakfast bar keeping the space functional. Opening the doors onto the brick-paved patio, the west-facing garden allows you the best aspect to watch the colours change as evening turns to night. Wrapped in private fencing, a decked area with built-in bench seats activates another part of the garden for entertaining, and includes an outdoor bath, presenting with equal appeal for bathing, recovery ice baths or your summer esky. Warm, welcoming and beautifully placed, this fabulous home is ready to offer its new residents a new lease on life in Glenelg South. You're spoilt for local cafes, from Seafarers and Fools and The Organik Café to Superette Glenelg and Mockingbird Lounge, and sea views from The Broadway Kiosk. For a location that delivers on lifestyle and convenience within a picturesque setting, this Glenelg South home base is ready and waiting. More features to love:- Reverse cycle split system A/C plus Nectre slow wood fire and ceiling fans- White and bright contemporary bathroom- European laundry- Easy street parking- Instant gas hot water system- Garden shed- Attic storage- Zoned to Brighton Secondary and Glenelg Primary, walking distance to St Peter's Woodlands School and Sacred Heart College, within the catchment area for Somerton Park Kindergarten- Easy access to public transport along Pier Street and Moseley Street- Under 9km to the Adelaide CBD Land Size: 162sqm Frontage: TBA Year Built: 1890 Title: Strata Council: City of Holdfast Bay Council Rates: \$1180 PASA Water: \$234 PQES Levy: \$180 PA Strata Rates: \$229 PQ 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.