

2A Chester Street, Glenelg South, SA 5045

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 22 November 2023

2A Chester Street, Glenelg South, SA 5045

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: House



Simon Noakes
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Jake Billich
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Best Offers By 11/12 (USP)

Best Offers By Monday 11th of December at 12PM (Unless Sold Prior). Originally constructed in double brick in 1987, this Torrens titled home on an easy-care 320m² has been recently extended upstairs by Southern Home Improvements to maximise its allotment, creating a fantastic family home. Behind fresh fencing, a freshly rendered façade makes a new impression on Chester Street. Freshly painted internally, step into the entry and take in the first living space to your right, carpeted for comfort, adorned with plantation shutters and concealing a dedicated study. Ahead, the dining and sunny lounge expand over chic easy-care tiles, with glass sliding doors connecting the space to the paved outdoor entertaining, creating an all-seasons living space courtesy of a raked pergola. A well-maintained kitchen has been updated with fresh paintwork and quality stainless steel appliances, providing you everything you need for everyday and entertaining alike. Down the hall, two carpeted bedrooms are fitted with built-in robes and more timeless plantation shutters, with a light and bright three-way bathroom including a family-friendly bath, large vanity and neutral colour palette. Upstairs, yet another living space further increases your floorplan flexibility. A large bedroom makes a perfect main, with a walk-in robe and direct access into the contemporary bathroom, where heads of household can enjoy another bath and sparkling modern fixtures. Finally, the fourth bedroom makes for another great home office for small households, or an ideal baby's room for new parents. Cleverly extended to maximise its practicality, this wonderful low maintenance home certainly presents with wide appeal in Glenelg South. Enjoy an unbeatable coastal location seconds from the sand on quiet Chester Street. Enjoy exploring Broadway cafes and dining, including the infamous The Organik, while Jetty Road shopping, cafes, entertainment are a stroll away down Moseley Street. Spend your weekends on the sand and in the sea, strolling the esplanade and taking in sunrise and sunset in the beautiful blue chip suburb of Glenelg South. More features to love:- Reverse cycle ducted A/C system plus split system A/C units to lounge, family room and two bedrooms, installed 2022- Secure garage with panel lift door, rear roller door access and built-in work bench and storage cabinet plus further off-street parking for two more cars- 2.5kW solar system installed 2022- Instant gas hot water system- Irrigated front garden- Rewired and replumbed 2022- Zoned to the coveted Brighton Secondary and Glenelg Primary and walking distance to St Mary's Memorial Catholic Primary and Woodlands Primary Anglican School- Easy access to public transport along Moseley Street plus Jetty Road trams- Just 400m to the Esplanade and under 9km to the Adelaide CBD Land Size: 320MSQ Frontage: 14.6M Year Built: 1987 Title: Torrens Council: Holdfast Bay Council Rates: \$2356.95 PASA Water: \$254.56 PQES Levy: \$148.20 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.