

30 Laphorne Street, Glenelg East, SA 5045



House For Sale

Wednesday, 29 May 2024

30 Laphorne Street, Glenelg East, SA 5045

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 650 m2

Type: House



Rhys Digance
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Best Offer By 17/06 (USP)

Best Offer By 17th of June 12:00pm (USP) Beautifully located in the heart of Glenelg East this charming character home is bursting with potential. Boasting an impressive 650m² corner allotment the home has been well cared for over the years and offers a sense of warmth and character whilst providing a rare opportunity to potentially develop the valuable land into two luxurious beachside dwellings (STCC). Comprising of multiple spacious living areas, central kitchen and dining, and 3 large bedrooms, including a large master bedroom with walk in robe, off street parking for up to 6 cars including a caravan and or boat along with a large workshop at the rear of the property - every handyman/tradespersons dream. The expansive and tranquil outdoor entertaining area is surrounded with well-manicured, low maintenance gardens and offers plenty of room to entertain family and friends all year round. Key Features:- Well equipped kitchen complete with gas cooktop, electric oven, breakfast bar and ample bench/storage space- Dining area adjacent to the kitchen - Light filled living area at the front of the home with fireplace, split system air conditioning and ceiling fan- Large master bedroom with ceiling fan and walk in robe- Two additional bedrooms - bedroom three includes split system and built in robe- Bedroom three can be used as an additional family room/teenage retreat- Renovated family bathroom complete with shower, dual vanity and toilet- Laundry with additional storage- Additional toilet - Private study with ample space for a desk and additional storage - Family room at the rear of the home with direct access to the undercover entertaining area- Large undercover entertaining area with space for a BBQ and a built in bar overlooking the garden - Garage/workshop with dual access the perfect space for the handy man - Lock up garden shed- Secure double garage with automatic roller doors at the front and rear of the garage- Additional off street parking and undercover carport with space for a caravan- Additional storage in the roof space- 5Kw, 18 panel Solar System installed- Security system installed- Zoned to Brighton High School Perfectly located within walking distance to all the Bay has to offer including Jetty Road, Glenelg Beach and public transport in the form of the tram and bus - making it an easy commute to the city as well as the Adelaide Airport and with easy access to quality local schools such as Immanuel College, Sacred Heart, St Peters Woodlands and zoned to Brighton Secondary - you are in the perfect family location. Marion shopping centre, SA Aquatic Swimming Centre and Harbour Town are all just a short drive away and you are surrounded by picturesque parks and reserves including the beautiful DA Costa Park and Glenelg Football Stadium. Specifications: Year Built / 1964 Land Size / 650m² Council / Holdfast Bay Council Rates / \$481 PQ 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416