

35A Adelphi Crescent, Glenelg North, SA 5045



Sold House

Tuesday, 20 February 2024

35A Adelphi Crescent, Glenelg North, SA 5045

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 419 m2

Type: House



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\$2,630,000

Spacious family home in the tranquil neighbourhood of Glenelg North, this contemporary double-storey house with a lift is a refined expression of modern living combined with the allure of a coastal lifestyle. The residence, exudes a striking presence, commanding attention with its elegant design and quality finishes. Designed for those who covet a low-maintenance lifestyle without compromising on luxury or space, this house is perfectly tailored for entertaining and enjoying the scenic views of the Patawalonga River. Inside, the home unfolds with a highly functional layout, offering two expansive open plan living, dining, and kitchen areas on both levels, seamlessly blending functionality with style. The main bedroom is a statement of indulgence, featuring a double shower, toilet, and double vanity in the ensuite, along with a generous walk-in robe. Three additional bedrooms, providing ample accommodation, making this home an ideal choice for families. The upper-level kitchen with its walk-in pantry is a chef's delight, seamlessly connecting to the private balcony. This exceptional house provides an outstanding opportunity to embrace a highly convenient lifestyle. It's a truly exemplary property for discerning buyers looking to immerse themselves in comfort, and elegance.

Ground Floor:- Three generously sized bedrooms with built in wardrobes- Spacious open plan living, dining, and kitchenette- Under floor heating - A well-appointed bathroom featuring a double shower, bath, toilet and vanity- Alfresco entertainment area with remote pergola shutters - Ducted air conditioning with zone and individual room temperature control- Internal laundry facilities for added convenience- Separate toilet and vanity- Store room located under the stairs- Internal lift for easy access to the upper level- Front porch/verandah- Natural lighting throughout entirety of the home- Four car garage with internal entry

Upper Level:- Master bedroom with a walk-in wardrobe, ensuite with double shower, toilet, and double vanity- Additional open plan living, dining and modern kitchen- Kitchen featuring gorgeous stone benchtops, quality S/S appliances, ample amounts of bench space, and a walk in pantry- Under floor heating- Large parents retreat for privacy- Additional store room- Over 20 solar panels- Separate toilet and vanity- A serene private balcony with stunning views of the Patawalonga River

Located in a true lifestyle location, you are less than 1km walk to the iconic Jetty Road, as well as a short walk to Holdfast Shores Marina and Glenelg Beach. Local amenities including Glenelg Golf Club, Glenlea Tennis Club and Novar Gardens Bowling Club as well as quality schools; Immanuel College and St Leonards primary are all within minutes. It is easy to get to the CBD with several bus stops and the Glenelg tram just a short walk away, making it ideal for professionals and young families as well as downsizers and empty nesters. Westfield Marion, Harbour Town, as well as a variety of other local amenities are all easily accessible in this highly sought after beachside location.

Specifications: Land Size / 419M² Year Built / 2016 Council / Holdfast Bay Council Rates / \$1191 PQ Water Rates / \$455 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