

36 Rose Street, Glenelg, SA 5045



House For Sale

Wednesday, 14 February 2024

36 Rose Street, Glenelg, SA 5045

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 325 m2

Type: House



Richard Wedding
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Gianna Mezzino
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\$1.45m - \$1.55m

Offers Close Tue, 27th February - 1pm (usp) Faultless in every detail and will suit the most fastidious buyer. Tucked away in the peaceful backstreets of Glenelg, you could be mistaken for thinking this C1890 bluestone cottage was anything but just a 5-minute walk from buzzing Jetty Road and only ten from the beach itself. But that's the beautiful reality of this extended and solar-powered 3-bedroom home with prized rear access to a double garage, your very own outdoor spa, a stylishly remodelled kitchen, multiple living zones and a mezzanine level dedicated entirely to the ensuited main bedroom. With custom stone benchtops, breakfast bar, loads of storage and integrated Miele appliances, the kitchen makes a modern statement in a home with the kind of old-world charm that only time can create. And time is what you'll have in spades thanks to its easy-care gardens and enviable position within strolling distance of local bus and tram stops, supermarkets, Holdfast Marina, Jetty Road's countless cafes, bars and specialty shops, and those golden sands. This is it.

- A beautifully preserved and presented example of the single-fronted character cottage
- Prized rear lane access
- Ideally placed amongst other charming period homes on a quiet street
- Deceptively large footprint and flexible floorplan
- Modern extension with mezzanine master bedroom boasting ensuite and walk-in robe
- Double garage with remote access and workshop
- Outdoor spa ready for winter
- Ducted r/c for year round comfort
- 6kw solar system for heavily reduced energy bills (hardly a bill in sight)
- High decorative ceilings, Baltic pine floorboards and ornate fireplaces to original cottage
- Alarm system and security cameras
- Dishwasher, induction cooktop and Miele oven and convection oven/microwave
- Instant gas hot water
- Neatly presented landscaped gardens with auto watering system
- Secure gated entry
- Storage galore, including large attic space
- A stroll from tram and bus stops from easy access to the CBD

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