

36A Kibby Avenue, Glenelg North, SA 5045



Sold House

Saturday, 17 February 2024

36A Kibby Avenue, Glenelg North, SA 5045

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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\$1,410,000

Located in the premier locale of Glenelg North, this elegant two-story house on Kibby Avenue offers an enviable lifestyle sure to captivate families looking for comfort and quality. This abode boasts an impressive façade and a functional layout that balances privacy with spaces to gather, suited perfectly to the needs of a modern family. Set against the backdrop of this sought-after suburb, it's an impeccable retreat that promises tranquillity and convenience in equal measure. Stepping inside, the home reveals an array of thoughtfully appointed living spaces infused with natural light that enhances the premium materials and finish found throughout. The ground floor's open plan living area provides a warm and inviting space that centres around a cosy gas fire, perfect for relaxing evenings in. Upstairs, the inviting atmosphere continues with generously sized bedrooms that ensure personal space for all. The standout master suite, complete with a walk-in wardrobe and an ensuite that boasts a double vanity, is the epitome of comfort and luxury that distinguishes this property from the rest. A golden opportunity to secure a family home in excellent condition, where premium style meets a prime location delivering a life of unparalleled quality and comfort.

Ground Floor Key Features:- An inviting open plan living, dining, and kitchen area with a gas fire, seamlessly extending into an outdoor entertainment area- Sleek modern kitchen with stone benchtops, breakfast bar, and walk-in pantry- Bathroom with a single vanity, and toilet- Convenient internal laundry with external access- Secure double garage with remote access and entry to the home- Rear alfresco outdoor entertainment area with a kitchen, ceiling fans, and a well-maintained grass area for kids or pets to run around

Upper Level Key Features:- Four generously sized bedrooms, each with built-in wardrobes and ceiling fans- Master bedroom with walk-in wardrobe and ensuite with a double vanity, toilet, and shower- Spacious upstairs living room just as you reach the top of the stairs- Additional bathroom with excellent finishing touches- Adjacent to the living room is a practical study nook, ideal for home-office use or homework sessions

Perfectly situated in a family-friendly neighbourhood, this residence is positioned on one of the finest streets in Glenelg North. Within mere minutes, you'll find yourself on the golden shores of the beloved Glenelg Beach or exploring the lively boutiques along Jetty Road. The area is surrounded by esteemed educational institutions like St Mary's Memorial, Immanuel College, St Leonards Primary, and St Peters Woodlands. Nestled in a superb beachside suburb, you'll appreciate the convenience of proximity to excellent local shops, cafes, and public transport.

Specifications: Year Built / 2015 Land Size / 396 M2 Council / Holdfast Bay Council Rates / \$620 PQ Water Rates / \$295 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.