

**46 Moseley Street, Glenelg South, SA 5045**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 18 January 2024

46 Moseley Street, Glenelg South, SA 5045

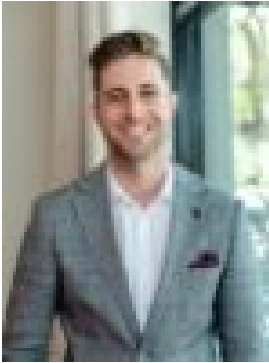
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 746 m2**

**Type: House**



Callan Eames  
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Simon Noakes  
0402211543

**\$2,476,000**

Occupying a prized 746sqm parcel with rear lane access via Chester Street and bookended by other high-calibre homes along prestigious Moseley Street, this c1880 bay window villa has been thoroughly restored and extended to combine the very best of past and present, resulting in a flawless generational residence a mere 300m from the Glenelg South shoreline. Meticulously representing its Victorian era, the traditional bullnose verandah is securely set behind a wrought-iron fence - the perfect morning coffee spot and vantage point to take in the sunrise over the neighbouring ocean. Defined by unparalleled character elements of decorative archways and stained glass, the interior imparts a grand welcome from a wide entry set between soaring ceilings and polished floorboards, unifying a five-bedroom and three-bathroom family footprint. To your left, a formal lounge marks the beginning of the original dwelling, dappled in natural light through new plantation shutters fitted to accentuate the remarkable bay window, and offering generous quarters to curl up with a book in front of the fireplace. Five bedrooms follow - or four plus home office if you wish - fitted with a mixture of original fireplaces, ceiling fans and built-in robes to cater to a modern family seeking a versatile floorplan that can evolve with them over time. A crisp ensuite has been added for the deserving masters of the house, whilst two separate main bathrooms - one with a tub - double down on that all-important family functionality. Both timeless and well-thought out, the kitchen promises to elevate your cooking experience with the whole suite of Miele appliances - induction cooktop, dishwasher, dual pyrolytic and steam ovens - alongside sprawling granite benchtops, walk-in pantry and ample cabinetry. From here, the open plan extension takes a more relaxed approach, joining living and dining with a gorgeous outlook to the verdant gardens. Utilising the remainder of the ample allotment to its maximum potential, a pitched pergola provides a wonderful space to entertain - from balmy summer BBQs cooked on the in-built outdoor kitchen to extended milestone celebrations - there is room for every occasion out here. Surrounded by creeping star jasmine, established foliage, veggie gardens and sizable patch of lush lawn, there is truly something special about this outdoor space - instantly transporting you a world away from the enviable and bustling beachside lifestyle waiting just outside your front boundary. You'll adore taking just a few steps to be met with your morning cup of coffee and croissant from Superette, along with sunrise Esplanade walks, sunset ice cream dates and refreshingly salty sea dips in between. When you feel like the night off the cooking tools, you're met with a wealth of reputable restaurants and wine bars, along with the convenience of every boutique and shopping amenity along neighbouring Jetty Road. Summing up the perfect family premise, that all-important zoning for Glenelg Primary and Brighton Secondary is on offer, along with easy reach to popular St. Peters Woodlands, St. Mary's and Sacred Heart College. Even more to love:- 300m to the Esplanade-Gated driveway- Secure tandem carport for 3x vehicles- Rear double garage (accessible from the back lane)- Built-in robes to three bedrooms- Solar system- Irrigation to rear gardens & veggie garden- Ducted R/C air conditioning throughout- 1x gas heater- 3x large cafe blinds in the outdoor area for the cooler months- Council approved extension plans available on request- 100m to bus stop- 700m to Moseley Square tram

Land Size: 746sqm  
Year Built: 1880  
Title: Torrens  
Council: City of Holdfast Bay  
Council Rates: \$3960  
PASA Water: \$303  
PQES Levy: \$325  
PADI  
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.