

48 North Esplanade, Glenelg North, SA 5045

BOOTH

House For Sale

Thursday, 30 May 2024

48 North Esplanade, Glenelg North, SA 5045

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 1003 m2

Type: House



Jamie Brown
0413000887

\$5M - \$5.25M

Substantial architecturally designed contemporary beachfront residence, with captivating Gulf St Vincent views, tastefully modernized, and styled, offering the perfect family lifestyle opportunity, and boasting over 1,000 square metres (approx.) of valuable beachfront land. Extensive five car garaging, plunge pool. There are only a few of these original double blocks left, along this most sought-after stretch of prestigious homes, and affording further potentials to produce two large semi-detached residences eventually (STCC), if you so wish. In the meantime, you can enjoy the very comfortable, and palatial family home, that offers numerous living and entertaining zones, both inside and out, including the ultimate fully refurbished detached garaging/sports room, for the car enthusiast, to the rear, which is also ideal for entertaining. Showcasing two well-equipped kitchens, with the primary kitchen enjoying ocean views, whilst the second kitchen caters well for the rear entertaining areas, including fully protected outdoor pavilion, with built-in BBQ and ceiling heaters. Copious accommodation, including a very generous parents' retreat upstairs, with a spacious master bedroom with elevated ocean views, ensuite bathroom, and walk-in dressing room. There is also a private large living area, which opens to the expansive ocean terrace. A study/fifth bedroom, with city/hills views, is also on this level. The remaining bedrooms are on the lower level, and are serviced by a centrally located bathroom. This family residence offers a very attractive alternative to the more compact semi-detached homes, that typically have half the land size of 48 North Esplanade, giving you a better assurance of future capital growth over the coming years, due to the versatility of this large prime piece of beachfront land. Imagine the costs involved now, trying to build this beautifully maintained home now, which to most, would be cost prohibitive. A leisurely beach stroll to either all the attractions of Jetty Road, Glenelg, Holdfast Shores Marina Complex, or to West Beach's newly renovated Surf Life Saving Club, or a bit further to fashionable Henley Square. Reverse-cycle air-conditioning, two gas fireplaces, two kitchens, five car garaging, independent sports room, plunge pool with spa, to mention a few of the features on offer. OFFERS Close: Wednesday, 19th June 2024 at 12 noon (Unless Sold Prior) AGENT: JAMIE BROWN 0413 000 887 RLA: 294724 RATES AND TAXES (currently - approximate only and subject to change) - Certificate of Title Volume: 5119 Folio: 964 - Council City of Holdfast Bay Rates: \$7,773.10 per annum (approx.) - SA Water Quarterly Supply Charge: \$74.20 per quarter (approx.) Sewer Charges: \$594.81 per quarter (approx.) - Emergency Services Levy \$635.90 per annum (approx.)