

6 First Avenue, Glenelg East, SA 5045

NOAKES
NICKOLAS

House For Sale

Wednesday, 17 January 2024

6 First Avenue, Glenelg East, SA 5045

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 990 m2

Type: House



Simon Noakes
0402211543



Darcy Harcourt
0435756245

Auction 3/2 (USP)

Auction Saturday 3rd February at 9am (Unless Sold Prior). Situated moments from the beating heart of Glenelg on First Avenue, this exemplary 1890s character villa on a luxurious 990m² allotment offers an enviable home base within Adelaide's most esteemed coastal suburbs in Glenelg East. Presenting with impeccable street presence, a commanding 18.29m frontage of secure fencing and classic landscaping frames the beautifully maintained solid brick historic residence. A return verandah wraps the recently repointed stone façade, where a classic floorplan begins with charming leadlight windows and a wide central hall. Enter onto floating timber floors and take in ornate timber archways and pendant lighting. You'll find three large double bedrooms and the main bathroom under the main roof. All carpeted for comfort and fitted with plantation shutters, the two left bedrooms include built-in robes, while bedroom three boasts an original fireplace and more intricate woodwork. A huge main bathroom maintains the integrity of the original build, with a tiled monochrome floor, dual timber vanities, a large shower, more intricate leadlight, and even a claw bath. Around the corner, a contemporary bathroom adds to everyday convenience, with the second toilet accessed via the laundry. Central to the floorplan and your comfort, a spacious lounge with slow combustion heater is the perfect retreat in the cooler weather, while you'll love spending time in the spacious garden through the warmer months. Finally, the kitchen/dining overlook the lawn area. Enjoy a generous kitchen wrapped with storage and plenty of counter space, a breakfast bar, and modern appliances. To the rear, a prime paved pool area is perfect for summer holidays and seasonal parties alike. Centring around the sparkling fully-tiled swimming pool, enjoy a large undercover entertaining area. There's so much to celebrate about life in Glenelg East. Minutes to the beach, Jetty Road precinct, Glenelg Marina restaurants, The Beachouse amusement park, Moseley Square and the esplanade, there's no end to the seasonal recreation on offer. Embrace the convenience of Woolworths and Bayside Village, while for cafes and dining, you're mere moments from Utzi, The Moseley, Fourth, Superette and so much more. Set amongst quality homes on tree-lined First Avenue, this beautifully maintained and updated home and the lifestyle it offers are yours for the taking in Glenelg East. More features to love:- Solar heated swimming pool with new pump and new salt chlorinator- Zoned reverse cycle ducted A/C plus combustion fireplace- Rear garage and carport, powered shed and further secure off-street parking behind electric gates- Secure alarm system- Gas hot water system- Rainwater tank- Recently rewired throughout- Zoned to Plympton International College and Glenelg Primary, close to Immanuel College, Sacred Heart College and St Mary's Primary and within the catchment area for Dunbar Terrace Kindergarten- Easy access to buses along Brighton Road plus Jetty Road trams- Just 1km to the sand and 7.6km to the Adelaide CBD Land Size: 990sqm Frontage: 18.29m Year Built: 1890 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2945.70 PASA Water: \$191.68 PQES Levy: \$291.90 PA 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