

**8 Tod Street, Glenelg North, SA 5045**



**House For Sale**

Thursday, 7 March 2024

**8 Tod Street, Glenelg North, SA 5045**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Anthony Fahey  
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## AUCTION ON SITE

Full of character and charm at every turn this meticulously renovated bluestone villa offers a spacious and flexible floorplan, with high end finishes throughout. Period features include 5 fireplaces, solid timber floors, original stonework, high ceilings and ornate wood detailing. Filled with all the modern luxuries including an open plan extension, feature windows and a large outdoor entertaining area. With all the hard work done there's nothing left to do except simply move in and enjoy. Set in a prime Glenelg North position just metres from the Marina, and within easy walking distance to the Beach and Jetty Road Glenelg. Positioned within close proximity to some excellent private and public schools, numerous parks, local shops and public transport, both the bus and tram. Don't miss your chance to secure this outstanding residence in a premier seaside location. Enriched with many fine attributes including:

- Stunning bluestone facade.
- Front formal lounge (currently set up as home office).
- Central living room with original stone work and fireplace.
- Upgraded kitchen features timber benches, 900mm freestanding oven & cooktop, stainless steel dishwasher, puratap and shaker cabinetry.
- Open plan main living / dining room with raised ceiling and highlight window, seamlessly integrates with the outdoor patio via a corner stacker door, ideal for entertaining.
- Master bedroom positioned at the back of the home offers additional privacy. Includes his and hers built in robes and an on trend fully tiled ensuite.
- Luxurious main bathroom with feature fireplace includes a period style freestanding bath, frameless shower screen and timber vanity.
- Bedrooms 2 and 3 are both double sized and include fireplaces.
- Large laundry room with added storage cupboards.
- Original in ground cellar.
- Expansive rear deck off the main living area includes inbuilt swing chairs.
- Lush tropical gardens with day bed and an outdoor shower.
- Double carport with room to park up to three cars off street behind the front gates.
- Fenced in front yard with manicured lawn area offers additional usable outdoor space, ideal for children and pets.
- Ducted R/C system, plus an additional split system unit and ceiling fans.
- Numerous skylights throughout.
- Stylish selection of window treatments including plantation shutters.
- Auto irrigation system.

All this and more in one of Adelaide's premier coastal locations. With all the benefits of Glenelg at your doorstep including a range of quality restaurants, cafes, pubs, speciality stores, supermarket and much more. Auction on Site Sunday 24th of March @ 12pm (unless sold prior). Contact Agents for further information. PLEASE NOTE THAT THE FORM 1 - VENDOR'S STATEMENT (SECTION 7) LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994 WILL BE MADE AVAILABLE TO THE PUBLIC AT RAY WHITE HENLEY BEACH 206A MILITARY ROAD HENLEY BEACH SA FOR 3 CLEAR BUSINESS DAYS PRIOR TO THE AUCTION DATE. 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 and financial advice. RLA183205