

**88 Augusta Street, Glenelg East, SA 5045**



**Sold House**

Tuesday, 15 August 2023

88 Augusta Street, Glenelg East, SA 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 835 m2**

**Type: House**



Jason Rudd

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**\$1,410,000**

Beautifully located in the heart of Glenelg East on one of the suburbs most prestigious streets, sits this charming character bungalow bursting with potential. Boasting an impressive 835m<sup>2</sup> allotment the home has been well cared for over the years and offers a sense of warmth and character which is rarely captured in homes of the modern era. Offering old world charm including lofty ceilings, polished timber floors, decorative ceilings and ambient fireplaces, the family home presents a functional and flexible floor plan comprising of multiple spacious living areas, 3 large bedrooms, central kitchen, ample off-street parking and an abundance of backyard space - ideal for kids & pets or perfect for a substantial extension, swimming pool and outdoor entertaining space. Key Features:- Formal lounge & dining rooms - both with fireplaces & with the potential to be used as additional bedrooms- Light filled family living area- Well equipped central kitchen with gas cooktop, gas/electric oven & ample storage- Large lounge room and dining room, both with working fireplaces and - Master bedroom with built in robe and ceiling fan- Bedrooms 2 & 3 generous in size- Original bathroom with bath, shower and vanity- Separate laundry with second shower + separate toilet- Huge, grassed rear yard with unlimited potential- Lock up garage with dual access- Carport with roller door access- North facing home on a beautiful wide, tree lined street- Sandison Reserve less than 100m away complete with tennis courts and children's playground Perfectly located within walking distance to all the Bay has to offer including Jetty Road, Glenelg Beach and public transport in the form of the tram and bus - making it an easy commute to the city as well as the Adelaide Airport and with easy access to quality local schools such as Immanuel College, Sacred Heart and St Peters Woodlands - you are in the perfect family location. Marion shopping centre, SA Aquatic Swimming Centre and Harbour Town are all just a short drive away and you are surrounded by picturesque parks and reserves including the beautiful DA Costa Park and Glenelg Football Stadium. Year Built / 1925 Land Size / 835m<sup>2</sup> Frontage / 18.28m Council / Holdfast Bay 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