

9 Pier Street, Glenelg, SA 5045

**NOAKES
NICKOLAS**

Sold House

Friday, 2 February 2024

9 Pier Street, Glenelg, SA 5045

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 624 m2

Type: House



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\$3,050,000

Ready for a lifestyle overhaul? Rising from within an iconic row of Pier Street heritage homes, this magnificent local heritage C.1894 villa on a rare 624m² land holding offers history, position and a luxurious home life in the heart of Glenelg. Behind wrought iron and stone fencing and established hedging, a tiled verandah leads to the character front door, complete with a decorative original doorbell and wrapped in unique leadlight windows. Step into the lobby and observe its striking classic tessellated tiles and ornate archway that lead to a grand hallway, both hints at attention to detail and grandeur that goes well beyond the norm for homes of this era. To your right, the formal dining is a snapshot into a different time. Take in ornate cornicing, wow-factor French feature lighting set into an intricate ceiling rose, original light switches, a grand stone fireplace, plantation shutters, picture windows and French doors to the verandah. To the left of the hall, a gorgeous formal lounge expands between original polished timber floors and a French chandelier. An immaculate ornate ceiling, working fireplace and more picture windows adorned with plantation shutters complete the picture for a luxurious space to relax. The adjacent home office is an inspiring place to work. Wrapped in windows that offer views over the courtyard while drawing in beautiful natural light, enjoy a built-in desk and shelving as well as integrated Sonos speakers that carry through to the courtyard, setting the mood for work and play. Down the hall, the first double bedroom boasts a decorative fireplace, a chic modern ceiling fan, and direct access to the outdoors. Across the hall, the sumptuous main bedroom includes a large built-in robes flanking an ornate marble fireplace, detailing cornicing, and double glazed French doors to the courtyard. Perfect for the kids, bedrooms three and four include ceiling fans, with and plantation shutters, built-in robes and carpet for the third. You'll love the flexibility of two full bathrooms, both keeping in style with the home and boasting features including marble floors, a claw bathtub, a walk-in shower, Astra Walker bathware, and an alluring vanity. Emerge in the French inspired kitchen and dining to be met with an immediate sense of coming home. Beautifully functional and designed to centre around a dining table under ornate lighting, the perimeter is wrapped with stone benchtops and fabulous fixtures, from the Perrin Rowe Tapware and Farmhouse porcelain sinks and decorative cabinetry, to the Smeg five burner gas cooktop and oven. Double doors guide you out to a low maintenance and gloriously north-facing zen garden and deck that extends under the sun. Overlooking lawns and wrapped in garden beds that include a gorgeous birch tree, it's an exceptionally private space to relax for a morning cuppa or afternoon aperitif. When it's time to dine Alfresco, head back through the kitchen and out the laundry door to the paved courtyard, beautifully protected from errant sea breezes, but close enough to occasionally hear the waves. For those seeking an open plan arrangement, the layout has great potential to open up the rear living spaces with a central breakfast nook. Extraordinarily positioned and maintained, this fabulous heritage home is ready to offer a new lease on life and picturesque backdrop for new memories mere moments from the beach in Glenelg. Close to local hotspots including Superette and The Broadway Kiosk, Jetty Road dining and shopping, quality local schools, and most importantly, the sweeping expanses of Glenelg Beach and beyond, settle in for an exciting new chapter by the sea on Pier Street. More features to love:- Daikin reverse cycle ducted A/C throughout- Large rear access garage with roller door and room for a second off-street carpark- Plenty of storage throughout including rear storeroom- Secure alarm system- Gas hot water system- Zoned to Brighton Secondary and Glenelg Primary, walking distance to Sacred Heart College and within the catchment area for Somerton Park Kindergarten- Easy access to public transport along Pier and Moseley streets plus Jetty Road trams- Just 150m to the Esplanade, 4km to Westfield Marion and under 9km to the Adelaide CBD Land Size: 624sqm Frontage: 18m Year Built: 1894 Title: Torrens Council: City of Holdfast Bay Council Rates: \$4012 PASA Water: \$381 PQES Levy: \$352 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.