

100 Brighton Rd, Glenelg East, SA, 5045

House For Sale

Friday, 30 August 2024

100 Brighton Rd, Glenelg East, SA, 5045

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Type: House



Jake Theo

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Vogue, Low Maintenance Living by the Sea

Introducing a rare opportunity, minutes to the shorefront of Glenelg Beach, and now ready for the next chapter in its long and proud life. Fall in love with the elegance of this c.1930 well-maintained Villa, boasting a charming interior space that encapsulates character and contemporary charm.

Fresh renovations throughout with exceptional and tasteful execution compliment the heritage charm perfectly, to make this a very special property, offering so much for both owner occupiers and investors. A well-thought-out floorplan boasts two bedrooms to the front of the home, a central lounge room, and a generously sized open plan kitchen, dining and living space to the rear. Outdoor undercover entertaining preludes the expansive rear gardens, and to top it off, the detached rumpus room, equipped with heating and built-in bar, is ideal for those Friday night knock offs!

Expertly executed with sophisticated style, this is the epitome of seaside living, that offers unparalleled value-for-money. Act quick, this one won't last long!

Features to note:

- 9kW solar system (only 7 months old)
- Fully fenced property
- Easy-care, established gardens
- Ducted reverse cycle air conditioning (zoned)
- Modern leadlight windows
- High ornate ceilings
- Picture rail walls
- Polished timber floorboards
- Sash windows offering ample natural light
- Built in robes to both bedrooms
- Ceiling fans to multiple rooms
- Brand new kitchen completed this year
- Smeg gas cook top
- Bosch electric oven
- Integrated Bosch dishwasher
- Dual sink with PuraTap
- Electric hot water control panel to kitchen
- Built in wine storage to kitchen cabinetry
- Soft closing kitchen cabinetry
- Breakfast bar
- Concealed TV cords in the walls
- Bi-fold timber doors to the rear
- Waterfall shower head
- Decked outdoor, undercover entertaining
- Lengthy carport with roller door access to further open car parking
- Detached rumpus room
- Wood furnace to rumpus
- Fixed bar to rumpus
- Rainwater tank
- Storage shed

Shopping Nearby:

- Glenelg East IGA, a 6 minute walk from home
- Bayside Village Shopping Centre, down the road.
- Woolworths and Coles, only a short 15-20 minute stroll away

- Jetty Road for ample boutique shops

Eateries, Pubs, Cafes and Restaurants:

- The Holdy or Broadway Hotel your locals, only a 5 minute walk from home
- The Grand Bar or The Moseley popular hotspots to visit
- Polk Restaurant and Bar
- Plenty of coffee stops along Broadway

Local Attractions/Entertainment/Conveniences

- 17 minute walk to the golden sands of Glenelg Beach!
- The Beach House
- Event Cinemas
- Moseley Square

Schooling:

- Zoned to Glenelg Primary and Brighton Secondary Schools
- Walking or cycling distance to many private schools such as St Peter's Woodlands, St Mary's Memorial, Sacred Heart College (Marcellin Campus), Our Lady of Grace, St Leonards Primary, Immanuel College and Immanuel Primary.

Transportation:

- Buses are plentiful along Cliff Street
- Take the tram from Jetty Road/Maxwell Terrace for a convenient trip to the bustling CBD.

Method of Sale:

- Best Offers By 6:00pm, Monday 9th September 2024

Disclaimer:

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For more information:

- Feel free to contact Jake Theo of TOOP+TOOP Real Estate anytime on 0422 959 650.