

13 Albert Street, Glenelg East, SA, 5045

NOAKES
NICKOLAS

House For Sale

Friday, 30 August 2024

13 Albert Street, Glenelg East, SA, 5045

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

The Definition of an Upscaled Family Entertainer by the Seaside.

Best Offers By 16/9 at 10am - Unless Sold Prior

Thoughtfully planned and meticulously brought to life, this custom built residence is the true definition of a family entertainer elevated by enduring elegance and hi-spec function at every turn.

From a ground floor that's all about upscaled living, heads of the house will adore the coveted downstairs master suite, closely followed by a deluxe home theatre and boundless open plan living allowing you to comfortably go about your day-to-day duties in utmost style.

With a high-end kitchen at the helm, you'll be finding any excuse to get creative amongst the full suite of Miele appliances including combi-steam and pyrolytic ovens, integrated coffee machine and dishwasher - a true sight to behold alongside sleek black Caesarstone and soft-lit feature pendants.

Allowing you to extend the enjoyment and extravagance of those backyard parties even further, undercover entertaining encompasses a built-in BBQ to create its own fusion of indoor/outdoor living under louvred skylights, adjoining the secure two-car garage to double the capacity of your invite list.

Wrapped in an unrivalled seaside position that's whisper quiet of a night but full of vibrancy during the day, you're footsteps from the local cafés and restaurants of Broadway, and just a 5-minute stroll from the glimmering beauty of Glenelg South Esplanade 13 Albert Street promises a life of upscaled luxury from the laidback seaside.

Features:

- ☑ Flexible family footprint with multiple indoor/outdoor living zones
- ☑ Downstairs master, WIR & couple's ensuite with underfloor heating
- ☑ Generational second level containing 3x bedrooms with BIR's & retreat
- ☑ Caesarstone benchtops to kitchen, bathrooms & laundry
- ☑ Butler's pantry, Liebherr integrated fridge/freezer & Blum accessories
- ☑ Two floor-to-ceiling tiled bathrooms & downstairs powder room
- ☑ Secure double garage with additional in-built storage & internal access via Samsung keyless entry
- ☑ Enclosable entertaining zone featuring Ziegler & Brown built-in BBQ kitchen, bamboo ceilings & electric skylight with rain sensor
- ☑ Extra off-street parking on granite stone driveway behind baroque wrought-iron electric gates
- ☑ Engineered timber flooring & plush carpets
- ☑ Energy efficient design: 5kW solar system & double-glazed, thermal break windows with Argon gas
- ☑ Ducted R/C air conditioning & feature wood-burning fireplace
- ☑ Irrigated & landscaped front gardens, low-maintenance rear gardens
- ☑ Paradox security alarm

Lifestyle:

- ☑ A short stroll directly down Broadway to the beach
 - ☑ Walking distance to both bus stop & city-to-bay tramline
 - ☑ Zoned for Glenelg Primary & Brighton Secondary School
 - ☑ Moments to Immanuel, Sacred Heart, Our Lady of Grace & SPW
 - ☑ Proximity to Westfield Marion, Adelaide Airport, Flinders Uni & Hospital
- Just 15-minutes from the CBD

Rates:

City of Holdfast Bay
Torrens Title
Council \$2478.55PA
SA Water \$269.09PQ
ES Levy \$\$227.35PA

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