

19 Tod Street, Glenelg North, SA 5045



House For Sale

Wednesday, 19 June 2024

19 Tod Street, Glenelg North, SA 5045

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Rhys Digance
0404422155



Thomas Nicholas
0420306972

Best Offer By 08/07 (USP)

Best Offer By 8th of July at 12:00pm (USP) Perfectly positioned on the tightly held Tod Street, just meters from the Patawalonga River, this spacious and contemporary home offers a wonderful combination of comfort, style, and convenience. It presents the perfect opportunity for those looking to purchase in an ultra-convenient beachside locale. Offering a functional and flexible floorplan the home is comprised of a spacious open plan kitchen and dining, functional kitchen, formal lounge room, three generous sized bedrooms including an expansive master suite, central family bathroom and seamless indoor-outdoor living suitable for entertaining family and friends year round. Key Features:

- Spacious kitchen complete with quality stainless steel appliances, dishwasher, gas cooktop, large island bench and walk in pantry
- Spacious open plan dining/casual living adjacent to the kitchen
- Light filled formal lounge at the front of the home with stunning bay window
- Master suite complete with walk in robe, ensuite with bath, shower and large vanity and direct access to the outdoor entertaining area
- Two additional bedrooms, both generous in size and include built in robes
- Central family bathroom with bath, shower and separate toilet
- Laundry with additional storage and direct external access
- Large undercover entertaining area with gorgeous water feature seamlessly integrating indoor and outdoor living
- Low maintenance grassed rear yard with workshop/shed
- Double garage with automatic roller door access
- Additional off street parking available
- All bedrooms include ceiling fan/lights
- Ducted reverse cycle air conditioning throughout, with new 3 phase 14kw inverter installed 2023
- Fully fenced with large electric gate
- 6kw Solar System with 10kw batteries installed 2023
- Freshly painted throughout

Set in a fantastic location between the city and the sea you can take a peaceful walk to the picturesque Patawalonga River or the reserves and playgrounds nearby. Make the easy commute into the city with plenty of public transport within walking distance or take a short stroll and experience the trendy cafes, restaurants and vibrant local shops along the cosmopolitan Jetty Road and Glenelg Beach. Within proximity to quality schools such as Immanuel College & St Leonards Primary - this is a true family location.

Specifications: Year Built / 2005
Land Size / 467m²
Council / Holdfast Bay
Council Rates / \$589 PQ
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