

**2 Beltrame Court, Netley, SA, 5037**



**House For Sale**

Friday, 30 August 2024

2 Beltrame Court, Netley, SA, 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Stylish Family Oasis Between City and Sea!

This updated family home at 2 Beltrame Court, Netley is situated on a superb block of approximately 700 square metres, offering ample space for comfortable living and entertaining.

The home features a brand-new kitchen, complete with all-new Euro appliances, sleek finishes, and ample storage, creating a fresh and inviting space perfect for culinary enthusiasts. The kitchen flows seamlessly into the living areas, where new floor coverings throughout add to the home's modern appeal. The lounge area is serviced by a fabulous gas heater, ensuring winters are cozy and comfortable.

The home boasts three generous bedrooms, each equipped with built-in robes for plenty of storage space. The master bedroom is a private retreat with a ceiling fan, providing an extra touch of comfort. The well-appointed bathroom includes a separate bath and shower, catering to family needs, and the convenience of two toilets adds to the home's practicality.

Ducted evaporative air conditioning runs throughout the home, ensuring year-round comfort, while a new instant gas hot water service means the hot water won't run out, no matter how long the kids take in the shower! The laundry has ample bench space, deep trough and plenty of storage. The external access is very practical for hanging out the washing.

Outdoors, the expansive backyard is a standout feature, with a huge, spacious rear shed offering endless possibilities for use, whether as additional storage, a workshop, or a hobby space. The large verandah is perfect for alfresco dining and entertaining, while the lock-up carport provides ample space for multiple vehicles. The front yard is landscaped with easy-care garden beds, adding to the home's curb appeal.

Located conveniently between the City and the Sea, this home is just a short drive from Kurralta Central Shopping Centre and Glenelg Golf Club. The beautiful Glenelg Beach and the vibrant Jetty Road, known for its array of dining, shopping, and entertainment options, are also nearby. Quality schools, including Immanuel College, Sacred Heart College, and Westminster School, are within easy reach, making this location ideal for families.

What we love:

- Superb family size block (700sqm approx)
- Brand new kitchen with all-new Euro appliances and ample storage
- Three generous bedrooms with built-in robes
- Ceiling fan in master bedroom
- Well-appointed bathroom with a separate bath and shower
- Two toilets for added convenience
- Ducted evaporative air conditioning throughout for year-round comfort
- Gas heater in the lounge for cozy winters
- New gas instantaneous hot water service
- All new floor coverings throughout the home
- Practical laundry with external access
- Expansive backyard with a large verandah, perfect for alfresco dining and entertaining
- Huge, spacious rear shed for storage, workshop, or hobbies
- Secure carport with room for multiple vehicles

Auction: Saturday, 14th September 2024 at 10.00am

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek

their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.