

**2A Frederick St, Glengowrie, SA, 5044**

**House For Sale**

Monday, 23 September 2024

2A Frederick St, Glengowrie, SA, 5044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Michelle Korakianitis

## Escape to an architectural family home that blurs the lines between indoors and out, just a moment from the beach.

Framing Breakout Creek through the soaring window of its distinct facade, it's only fitting this much-loved family home with such a unique outlook on daily life also turns its back on the passing world to create a safe-haven that's as homely and practical as it is architecturally impressive in the prized zone for Brighton Secondary School.

The way this two-storey, Tesla-driven home flows indoors, out, and back inside again on its light-filled journey to its rear heated pool and 5-person spa is something to savour, stopping you in your tracks at regular intervals to show off its soaring voids, quality finishes, architectural quirks and family-conscious functionality.

The internal floorplan is flanked by spacious atriums, creating the sense you're forever blissfully lost somewhere between the indoor and outdoor worlds - whilst serving a bevy of options in the way you entertain, relax, work and keep the kids engaged.

Above all, it's about the moments...

The winter gatherings in the combustion heated western atrium. The balmy dinners under the pitched-roofed, poolside pavilion. The morning dip in a pool you can access exclusively from your ensuite, resort-style main bedroom. The family games nights or escape to a good book on the upper level retreat. The list goes on.

The central kitchen - featuring a 900mm freestanding cooker and a servery widow to the eastern courtyard - epitomises the form and that supreme functionality of this solar-efficient home with ducted cooling, CCTV security, heated toilets, loads of storage and a double garage for good measure.

Placed on the brink of Glenelg East and just 1.5km from Glenelg's golden sands, you can be closed off from the world one moment and strolling the Esplanade, digging into fish and chips on the beach or watching the sun set over the ocean the next. This is something else.

More to love:

?? A chance to own a unique architectural property in a surging beachside suburb with quality schools on call

?? An astute two-level floorplan provides multiple indoor and outdoor spaces

?? Powerful 9KW solar system with Tesla battery

?? Heated pool, spa and camp shower

?? Electronic thermal cover to pool

?? Louvred roof system protects the swimmers from the harsh sun and rain

?? Electronic gated entry, double garage with remote doors

?? Off-street parking for at least four cars

?? Very secure and private, whether you're inside or out

?? Take your winter morning coffee to the terrace and listen to the bird songs from the breakout

?? Ducted cooling, gas feature fireplaces, combustion heating and split r/c

?? Striking timber floors to lower level

?? Storage includes walk-in robes to main bedroom and upper level bedroom

?? Feature gas fireplace to lavish main bedroom

?? Gas mains outlets throughout outdoor spaces for bbq and heater connections

?? Alarm/CCTV/intercom for added peace of mind

?? Established easy-care gardens with auto watering system

?? Close to Glenelg Primary School, Our Lady of Grace School, Sacred Heart College and Brighton Secondary School, tram stops and Westfield Marion

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.

Disclaimer: The accuracy of this information cannot be guaranteed, and all interested parties should seek independent advice. Should this property be scheduled for auction the vendor's statement may be inspected at our Harcourts Packham office located at 698 Anzac Highway, Glenelg for three (3) consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 281 342.