

31 Ranelagh Street, Glengowrie, SA 5044

NOAKES
NICKOLAS

House For Sale

Wednesday, 10 July 2024

31 Ranelagh Street, Glengowrie, SA 5044

Bedrooms: 4

Bathrooms: 2

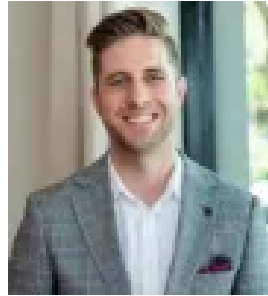
Parkings: 3

Area: 711 m²

Type: House



Michael Balawejder
0881663989



Callan Eames
0881663989

Best Offers By 29/7 (USP)

Best Offers By Monday 29th of July at 1pm (Unless Sold Prior). Price guide to be released Wednesday 17th of July. The family entertainer you've been looking for is here. Updated to shape a fabulous contemporary lifestyle, this 1960s home with a double brick extension by the sea will change the way you live. Offering four bedrooms, two living spaces, 2.5 bathrooms, character charm blends with high quality updates, providing modern elegance and room to relax. Enjoy luxurious features including 3.1m ceilings, plantation shutters, quality timber floors and renovations by Artesa homes that include a sumptuous new kitchen, butler's pantry, ensuite and WIR. Behind secure gates and manicured landscaping, pass from the porch into the entry under pendant lighting to find a large lounge to your left. Fresh and bright in white and adorned with original cornicing, fresh updates include a feature fireplace and LED lighting. A double archway connects you to a formal dining or study space that in turn flows through to the very impressive north-facing kitchen and living spaces. Keeping the tones light, a vast stone island bar draws the eye, as does a freestanding cooktop and oven, a kitkat tiled splashback, a large rangehood and pendant lighting. A butler's pantry larger than many kitchens offers another sink and tons of storage, a theme of the home, while the casual dining sits pretty before sliding doors to the patio beyond. Around the corner, a large living space creates floor plan flexibility for families and entertaining alike. Enjoy a gas log fire, easy-care tiles, and great access to bedrooms two and three, making for a great living space for the kids. Bedrooms two and three are fitted with built-in robes and share a large fully-tiled bathroom complete with a large shower, family-friendly tub and a monochrome palette. For you, the main bedroom suite is set on the front of the home and raises the bar. It boasts a sleek walk-in robe and gorgeous ensuite, tiled floor-to-ceiling in calming pale grey and including a double shower, double vanity, feature mirrors and pendant lighting. A fabulous outdoor living area has so many uses. You'll love the way the rear patios wrap the pool, wrapped in glass and shade blinds that create undercover living ideal for all seasons. There's also a patio that sits within the pool enclosure working with lawn, quality paving, and feature lighting to create a striking place to play, entertain and keep cool through summer. This winning family home by the beach is gloriously appointed and ready for the coming seasons. From Seacliff to Glenelg, enjoy your proximity to the suburban coastline, while Jetty Road Glenelg provides endless opportunities to shop and dine. Send the kids to revered local zoned and private schools, jump on the tram or bus for an easy commute to the CBD or Marion, and relish the years to come in the prime coastal suburb of Glengowrie. Features to love:- Fully-tiled salt chlorinated in-ground swimming pool with solar heating- Reverse cycle ducted A/C plus two split systems and ceiling fans- Secure carport and further off-street parking behind secure electric gates- Gas hot water system- Easy-care garden with dual tool sheds- Zoned to the coveted Brighton Secondary and Glenelg Primary, close to Sacred Heart College and Westminster School and within the catchment area for Dunbar Terrace Kindergarten- Moments to buses along Diagonal Road plus trams to the CBD- Just 1.8km to the beach, 3km to Westfield Marion and 8km to the Adelaide CBD Land Size: 711sqm Frontage: 19.2m Year Built: 1960 Title: Torrens Council: City of Marion Council Rates: \$3054.64 PASA Water: \$265.20 PQES Levy: \$223.75 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.