

5 Cygnet Court, Glenelg North, SA 5045

NOAKES
NICKOLAS

House For Sale

Saturday, 29 June 2024

5 Cygnet Court, Glenelg North, SA 5045

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 684 m2

Type: House



Simon Noakes
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Darcy Harcourt
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Expressions of Interest

Expressions of Interest by Monday the 29th of July at 10am (Unless Sold Prior). Contact Simon Noakes for Private Inspection Times. Originally constructed in 2008 and beautifully remodelled in 2021, this world-class family residence will revolutionise your next chapter. Occupying a commanding position within the exclusive, private, and tightly-held Cygnet Court, between Glenelg North Beach, the Glenelg Marina, Wigley Reserve and Glenelg Yacht Club, embrace a world of leisure, dining and coastal entertainment from one of only 8 spectacular homes, directly facing the Marina with a private berth. Offering five bedrooms, 4 with ensuite bathrooms (plus two powder rooms) and two living rooms all wrapping an internal courtyard, enjoy Patawalonga views from every luxurious level and wonderfully considered retreats for all your household. Premium floor selections throughout, with premium New Zealand 100% wool carpet throughout bedrooms, the top level and the study, imported limestone tiles to the ground floor and outdoor living, and prestige oak engineered timber floors to the open plan living. Behind a private facade, travel a covered walkway to enter into a jaw-dropping dual-height foyer and soak in views over the length of the swimming pool, adorned with lush greenery. At the end of the hall is the first living space, beautifully set overlooking the yachts and boats of the Patawalonga. Adorned with feature panelling, floor-to-ceiling sheers, a tray ceiling and custom joinery with large glass doors connecting to the balcony and the private pontoon. With an adjacent kitchenette and large bedroom suite, the setup is prime for blended families, older parents, or young adults. Through double doors, the first carpeted bedroom suite includes a large walk-in robe and a beautifully renovated bathroom, complete with feature tiling, a double vanity with raised basins, and a dramatic walk-in shower. On the first level, an executive study includes luxurious joinery, floor-to-ceiling sheers, feature panelling and a balcony overlooking the street. Next door, the picturesque second bedroom includes another large walk in robe and a fully tiled ensuite, plus direct balcony access and pendant lighting flanking the bed. Enjoy Patawalonga views even as you travel down the hall, with dark timber floors bringing warmth and style to the sensational open plan living. Coming together under LED downlights and feature curves, a beautiful new kitchen centring around a curvaceous Caesarstone-topped island and breakfast bar, take in a striking marble splashback and rangehood detail, a large concealed walk-in pantry, and Miele appliances including a coffee machine, dual ovens and an induction cooktop. Lengthy custom joinery and lush linen curtains define the lounge, while pendant lighting illuminates the dining space. Set in the corner between walls of glass to maximise your outlook, you'll love dining with evocative views. Outdoors great stacking doors push back to reveal the alfresco to create truly seamless indoor/outdoor living. Fitted with a ceiling fan, shade blinds and plantation shutters. The outdoor kitchen, complete with a barbecue and bar fridges. Decked out to the nines, it's a true entertainer's paradise. Arriving on the top floor, prepare for two more bedroom suites and the greatest views of all. Your fourth bedroom includes another fully-tiled ensuite, built-in robes, more classic sheers and quality blinds over two sets of windows, plus a private balcony. Rising over the river, the largest main bedroom suite expands under tray ceilings and boasts windows with linen curtains to three aspects. Pendant lighting defines the bed, a large lounge space for the ultimate in privacy, with the greatest view of all overlooking the Patawalonga taken in from your private balcony. Bringing designer living to everyday, heads of household can enjoy a huge dressing room and an exceptionally renovated ensuite bathroom. Boasting a freestanding bathtub, pendant lighting, marble to match the kitchen, a dramatic double sink and a large rain shower, it's the definition of luxury. Take advantage of fabulous positioning in this well-placed suburban Glenelg North pocket between Glenelg's Jetty Road and Marina and West Beach. Choose between morning walks around the beautiful Patawalonga, south to Glenelg and Brighton, north towards Henley Square, or take the dog down to dog-friendly Glenelg North beach. Features to love:- Tiled in ground chlorinated and solar heated swimming pool with swim and spa jets with adjacent low maintenance outdoor living- Eight person JPS internal lift- Large private pontoon and boat mooring- Mitsubishi reverse cycle zoned and ducted A/C throughout- Secure triple garage with sensor lighting and secure off-street parking for three more cars behind electric gate- Secure alarm system with cameras- Plenty of storage throughout- Gas hot water system- Rainwater tank and irrigated landscaping- Zoned to St Leonards Primary and Plympton International College, close to Immanuel and Sacred Heart Colleges and within the catchment area for Baden Pattinson Kindergarten- Moments to Glenelg trams and buses- Just 100m to the beach and 8km to the Adelaide CBD Land Size: 684sqm Year Built: 2008 Title: Community Council: Holdfast Bay Council Rates: \$10689.10 PASA Water: \$822.51 PQES Levy: \$787.10 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