

**7 Ramsgate St, Glenelg South, SA, 5045**



**House For Sale**

Friday, 30 August 2024

7 Ramsgate St, Glenelg South, SA, 5045

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Brad Allan

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## Grand Villa in Vibrant Ramsgate

Set on a low maintenance allotment amongst other stunning character homes in this sought after cosmopolitan beachside location, this c1910 bay window villa has been tastefully renovated and extended over the years, blending modern day convenience with a bygone era just a short walk to the Glenelg South beachfront.

Securely positioned behind a wrought-iron fence, the stunning character facade greets you upon arrival. Entering the home you are welcomed by a wide entry hall with soaring ceilings, polished timber flooring and stunning archways.

A substantial formal living room grandly located at the front of the home features a beautiful bay window, fireplace and ornate cornices.

There are 4 generously sized bedrooms fitted with a mixture of original fireplaces and ceiling fans, the master with walk-in robe and spacious ensuite. A modern central bathroom services the remaining 3 bedrooms and living areas.

Moving through to the carefully crafted extension that blends the old with the new, the open plan living area integrating a modern kitchen with quality appliances, stone benchtops and ample cupboard/storage space.

The living and dining is light filled and flows seamlessly via French and café doors to the decked all weather alfresco entertaining area complete with pergola style alfresco. A perfect place to entertain family and friends, the alfresco extends the inside living for year-round enjoyment.

Other notable features include:

- Remote front gate to the driveway
- Ducted reverse cycle air conditioning
- Solar System
- Zoned for Brighton Secondary & Glenelg Primary Schools

The home is perfectly located just metres to the beach and just a short stroll to Glenelg South Shopping Village, Broadway Café precinct & the cosmopolitan shopping at Jetty Road Glenelg.

Some of the quality cafes/restaurants within walking distance include; Mediterranean Café, Polk, Sabai, Mockingbird Lounge, Le Paris, Olivetti, The Organic, Superette, Goodslice Pizza, Seafaring Fools, Fourth and so many more.

As well as being zone to Brighton Secondary & Glenelg Primary Schools, other quality schooling options at your fingertips include Sacred Heart College, St Peters Woodlands, St Marys and McAuley within walking distance & Immanuel College/Westminster just a short drive away.

Property Specifics:

Year Built / 1910

Council / City of Holdfast Bay

Land Size / 492 sqm (approx.)

Council Rates / \$3,540.80 per year

SA Water Rates / \$350.73 per quarter

ESL / \$303.40 per year

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