

**Unit 3/29 Richardson Avenue, Glenelg North, SA  
5045**



**House For Sale**

Wednesday, 22 November 2023

Unit 3/29 Richardson Avenue, Glenelg North, SA 5045

**Bedrooms: 2**

**Bathrooms: 1**

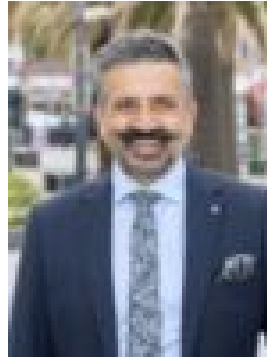
**Parkings: 3**

**Area: 189 m2**

**Type: House**



Rod Smitheram  
0417626037



Nazz Mina  
0451517138

## Auction (USP)

Located less than 100m to Glenelg North beach, this spacious home offers Hampton's style coastal living and is surrounded by quality homes and set behind the classic white picket fence, offering privacy and seclusion. This renovated residence is sure to capture a diverse range of buyers. Step inside to an interior that reveals an unexpectedly spacious and well-designed layout. Spotted gum floorboards, plantation shutters and a feature electric wall heater creates a warm and inviting atmosphere. The large living room transitions seamlessly to the open plan kitchen and dining space complimented with two chandeliers. The kitchen is a chef's dream with granite bench tops, double under bench Bosch ovens, and a 900M induction stove with SMEG range hood and Miele dishwasher. The 900mm x 1800mm island is superb for entertaining and food preparation. The two bedrooms are generously sized and include built-in robes, plantation shutters and ceiling fans and are serviced by a modern bathroom with a full sized bath and recessed shower. The modern laundry, has built in cupboards with a second toilet for extra convenience. Step out of the laundry to discover the true surprise of this home this meticulously enclosed entertaining area. This outdoor space is complemented by a full second kitchen including a Westinghouse oven, rangehood and double sink. The entertaining area is fully tiled, creating a perfect setting for hosting family and friends. The adjacent private garden oasis provides a tranquil escape, enhancing the overall appeal of the property. The side garden offers plenty of space for the trailer/jet ski with access through the second drive with double gates. The front yard also offers additional space for outdoor activities and is enclosed and private. Additional features of this property include a secure garage with internal access, a retractable ladder which offers endless storage opportunities, ducted air conditioning throughout, a dual driveway which allows a side access to the block which also provides an additional car space or room to store luxury toys like a jet ski or a camper trailer. This home is located within walking distance to the Marina Pier Complex, Jetty Road, Glenelg, public transport (Tram) and of course the golden sands of Glenelg North beach on your doorstep. This home offers you the lock up and leave beachside lifestyle that you have been looking for. What we love:

- Newly painted exterior
- Fully fenced front garden and tiled front porch
- Kitchen with granite bench tops, island bench and quality appliances
- Two generous bedrooms with built-in robes
- Enclosed undercover entertaining area with outdoor kitchen
- Plantation Shutters
- 2.8 metre high ornate ceilings
- Lock-up secure garage with internal access
- Dual driveways and parking for three car spaces
- Actron ducted air conditioning throughout
- Crimsafe security doors front and back of property
- 100m to Glenelg North Beach!
- Walk to Marina Pier Complex and Jetty Road, Glenelg

Auction: Thursday, 14th December 2023 at 1.00pm (unless sold prior) 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.