

26 Frederick St, Glengowrie, SA, 5044

NOAKES
NICKOLAS

House For Sale

Sunday, 3 November 2024

26 Frederick St, Glengowrie, SA, 5044

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Type: House

Restored character with an architecturally extended, flawless finish.

Best Offers By 18/11 at 10am - Unless Sold Prior

Extensively remodelled and flawlessly extended to perfection, no stone has been left unturned when it comes to chic style, sheer scale and tastefully transformed contemporary living across this character-rich family home.

Bathed in north facing light through plantation shutters and gas fire warmth, the footprint flexibly offers six bedrooms and multiple living zones, more than contending with even the largest of growing family's day-to-day needs.

Spread out across old and new floorplans for generational independence, each bedroom is fitted with their own custom robe, culminating in an exclusive no-kids-allowed haven for hard-working parents to privately retreat.

All three bathrooms create a standout sanctuary to carry out your morning routine - adorned with full-height tiling, brushed nickel tapware, stone benchtops, custom cabinetry, plus a fluted shower, bathtub and underfloor heating to the main.

Heated polished concrete marks where restored heritage meets modern luxe, forming an open plan heart under 4.8m raked ceilings. From casual family meals around the 4m waterfall island, catering dinner parties out of the state-of-the-art kitchen to stoking up the Beefeater BBQ under the alfresco, you can instantly picture yourself making perfect use of these functional and aesthetically exquisite spaces.

Post morning ocean swim, rinse off under the outdoor shower of the central deck so you don't drag a speck of sand through the house, whilst the irrigated rear lawns grant a grounding space for kids and pets encompassed by red brick, Blackbutt cladding and the earthly aroma of the fire pit.

Perfectly preserved character restored with utmost sympathy, a respectful renovation and architecturally-extended finish that captivates from the first step this is the coastal dream on Frederick.

Features

- Ultra-flexible six-bedroom family footprint
- Undercover carport & secure garage with working nook
- Walk-in robe to master, built-ins to all five additional bedrooms
- Three chic bathrooms, plus guest powder room
- Bosch 900mm induction cooktop, dual ovens, QASAIR rangehood & integrated Asko dishwasher
- Dual living zones, home office & walk-in pantry
- Beefeater built-in BBQ & rangehood
- Ducted R/C air conditioning & ceiling fans
- Rinnai gas fire to front & open plan living
- 12.2kW solar system
- Restored pine floorboards & hydronic heated polished concrete
- Double glazed windows
- Irrigated front & rear lawns
- Alarm system with motion sensors & Hikvision cameras
- Built-in sound & ducted vacuum systems

Lifestyle

Footsteps to Da Costa Reserve, Spellmans' Social, Cliff Street bus & Glengowrie tram stops
Zoned for popular Glenelg Primary & Hamilton Secondary College

In the catchment for Dunbar Terrace Kindergarten
Proximity to Our Lady of Grace, Immanuel, St. Peter's Woodlands & Sacred Heart College
Quick dash to Westfield Marion & Harbour Town
Just 3-minutes to Jetty Road & 15-minutes from the CBD

Rates

City of Marion
Torrens Title
Council \$4136PA
SA Water \$331PQ
ES Levy \$285PA

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