

**34 Byron St, Glenelg, SA, 5045**



**House For Sale**

Wednesday, 18 December 2024

34 Byron St, Glenelg, SA, 5045

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



David Ferrari  
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Tom McGarry  
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## Charming Family Home in a Prime Coastal Location

Perfectly positioned just a short stroll from the stunning Glenelg Beach, this beautifully renovated 1920-character home seamlessly blends low-maintenance with timeless charm. Whether you're a family seeking space, a downsizer craving simplicity, or an investor drawn to the allure of a premium location, this property offers the ultimate coastal lifestyle.

Set on a generous 550m<sup>2</sup> allotment, the home showcases an array of elegant features, including soaring decorative ceilings, and ornate fireplaces. The spacious design includes three well-sized bedrooms, a well-appointed kitchen, and a generous living and dining area, providing comfort and flexibility for all stages of life.

Step outside to a private oasis, complete with a low-maintenance, manicured lawn and a versatile outdoor entertainment area, ideal for hosting gatherings or simply relaxing in the sea breeze. This home truly caters to those seeking a perfect balance of elegance and practicality.

Don't miss the chance to make this rare gem yours and experience the best of seaside living.

### Key Features:

- Three generously sized bedrooms
- One bedroom with a walk-in wardrobe
- Central living/dining room flooded with natural light - perfect for entertainment
- Well-appointed kitchen equipped with functional appliances
- Outdoor entertaining with lawn area perfect for a summer day BBQ
- Bathroom with vanity, toilet, and shower
- Conveniently separate laundry with external access
- Additional separate toilet room
- Secure off-street parking
- Split-system cooling/heating throughout
- Outdoor garden shed
- Close proximity to all that Jetty road has to offer

Short walk from the city-to-bay tramline and all the cafés, restaurants, shopping and entertainment you could ever need, Jetty Road leads you down to the most popular stretch of metro coastline – all at your disposal every single day from this inspired Byron Street character home.

### Specifications:

Year Built / 1920

Land Size / 550m<sup>2</sup>

Council / Holdfast Bay

Council Rates / \$682 PQ

Water Rates / \$375 PQ

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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416