

**1 Paula Court, Glengowrie, SA 5044**

**HARRIS**

**Sold House**

Wednesday, 3 April 2024

1 Paula Court, Glengowrie, SA 5044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 600 m2**

**Type: House**



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## Contact agent

There are so many ways to measure a home's worth, yet little measures up to this Basket Range stone revival for 4-bedroom value and versatility with Glenelg South at its feet. In a coveted city-to-bay suburb, if it sounds like stylish salvation, it is. Poised for easy tram reach, proximity to Sacred Heart College, Our Lady of Grace School and zoned Glenelg Primary, if you work from home, like to tinker or entertain, this seamlessly extended classic can see out the school years and beyond. From its desirable cul-de-sac and dual driveways, time-honoured extras include an attached and air conditioned rear studio/rumpus room, fully insulated garage, and all-weather alfresco; upstairs, the 4th bedroom/guest suite offers stunning southern hills views. Freshly repainted throughout, crisp whites meet polished floorboards, light-grabbing sash windows, new LED lighting, two renovated bathrooms and three ground floor bedrooms - the sunlit lounge and casual meals converging on a timeless Tasmanian oak kitchen with granite benchtops, upgraded stainless appliances, and direct access to the alfresco. Here, all-weather comfort extends into secure parking for two beside the studio/rumpus room, is ideally sized for a home gym, for the yoga mats or kids' toys; the insulated garage (with hidden side gate street access) has infinite uses. And while the laundry's clever 2nd bathroom conversion (including a bath and 2nd shower) sits in convenient reach of the friends you'll host outside, you'll praise a beautiful base that works and plays with ease, rounding off its backyard privacy with a fence line harvest of peaches and nectarines. If you're seeking a home to grow with, this is Glengowrie gold... It's multi-generational magic:- 1965 Basket Range Stone renovated family home- 2 driveways incl. a secure double carport via Cliff Street- Freshly repainted throughout- Modern interior blinds & new front exterior blinds- Mitsubishi Electric ducted R/C A/C (ducted to the rear studio)- Rumpus /studio flexibility with mini-orb ceilings & glass sliders to backyard- Huge upstairs 4th bedroom with distant hills views- Laundry conversion + 2nd bathroom - Fully insulated garage/storeroom- Fully tiled & renovated family bathroom - Close to Cliff Street bus routes- Walking distance to zoned Glenelg P.S. & tram stop 13- Just 2kms to Jetty Road Glenelg- 20 minutes by tram to the CBD - And more... Specifications: CT / 5390/687 Council / Marion Zoning / GN Built / 1965 Land / 600m<sup>2</sup> (approx) Frontage / 14.53m Council Rates / \$2,249.50pa Emergency Services Levy / \$178.48pa SA Water / \$204.68pa Estimated rental assessment / \$630 - \$670 per week / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Warradale P.S, Ascot Park P.S, Forbes P.S, Hamilton Secondary College, Springbank Secondary College 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409