

10/49 Glen Rowan Road, Woodville South, SA 5011

HARRIS

Townhouse For Sale

Friday, 9 February 2024

10/49 Glen Rowan Road, Woodville South, SA 5011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 150 m2

Type: Townhouse



Richard Hayward
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\$585k-\$635k

Best Offers By 2pm Wednesday 21st February (unless sold prior) Showcasing the finest in free-flowing floorplan, this striking townhouse offers an enviable framework for you to thrive. A lock-up-and-leave, easy-care home created for faultless functionality and relaxed modern form, with the best of the west at your doorstep – say hello to your next era. Radiating street appeal, contrast cladding and exposed brick accents showcase a contemporary terrace frontage. An easy-care yard delivers private space for entertaining or relaxing outdoors, while a secure garage and additional carport to rear guarantee a streamlined homecoming. Western orientation ensures an abundance of afternoon light across a spacious open-plan living area, further amplified by crisp colour palette and floating floors. A sleek central kitchen boasts rich timber-look cabinetry, gas cooktop, stainless-steel appliances and full-length pantry, with servery bench ensuring seamless flow across all zones. To upper floor, an additional living area generous soaks up more of those glorious sunrays, offering expanded scope for custom configuration. Triple windows line a main bedroom suite, complete with walk-in robe and a luxe ensuite, while two additional bedrooms and a family bathroom complete the floorplan with further blissful utility. Numerous amenities are in close reach, with Findon and Arndale Shopping Centres a short drive away. The school run is streamlined with zoning to Woodville Primary School and Findon High School, as well as numerous private schools in proximity. Only 20 minutes to the CBD, or harness regular public transport from Findon Road for a straightforward commute. Every box ticket for a life well-lived – it's go time. More to love:- Ultra-low maintenance allotment- Secure lock-up garage with remote panel lift door- Additional off-street park- Ducted air-conditioning- Separate laundry with external door to drying courtyard- Downstairs guest powder room- Under stair storage- Timber-look floors and neutral carpets- 6.6kW solar system- Downlighting- Security system- Rainwater tank- Ceiling fans

Specifications: CT / 6073/654 Council / Charles Sturt Zoning / GN Built / 2011 Land / 150m² (approx) Frontage / 7.5m Council Rates / \$1,243.65pa Community Rates / \$164pq Emergency Services Levy / \$131.60pa SA Water / \$157.09pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Woodville P.S, Seaton Park P.S, Kilkenny P.S, Hendon P.S, Challa Gardens P.S, Findon H.S

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