

**12 Gowrie Avenue, Glengowrie, SA 5044**

**NOAKES  
NICKOLAS**

**House For Sale**

Tuesday, 14 May 2024

12 Gowrie Avenue, Glengowrie, SA 5044

**Bedrooms: 4**

**Bathrooms: 2**

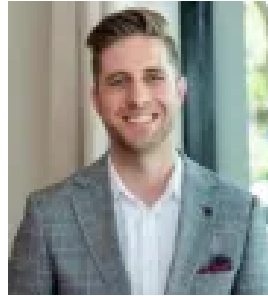
**Parkings: 2**

**Area: 900 m2**

**Type: House**



Simon Noakes  
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Callan Eames  
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## Best Offers By 3/6 (USP)

Best Offers By Monday 3rd of June at 10am (Unless Sold Prior). Price guide to be released Wednesday 22nd of May. Retaining charming original features including its timeless stone facade, this north-facing 40's home on a generous 900m<sup>2</sup> allotment offers an enviable suburban position with wonderful access to the coast and CBD in family-friendly Glengowrie. Surrounded by quality homes and preceded by pristine landscaping on an attractive tree-lined street, this generous family blueprint offers four bedrooms, two bathrooms (plus two powder rooms), two generous living spaces and stylish outdoor living. Enter the central doorway onto contemporary large format tiles and take in the original part of the home, beginning with three double bedrooms and an elegant lounge, all carpeted for comfort and offering privacy behind quality blinds and stylish sheers, with built-in robes for two bedrooms, and a built-in desk and cupboards for the third. Tiled floor to ceiling, the main bathroom includes a lengthy wall-hung vanity, large shower and family-friendly bathtub, ready for busy families and cold winter nights alike. Pass through the exceptionally wide foyer to be met with outdoor entertaining areas to your left and right, drawing wonderful natural light right into the home while also creating outdoor living spaces that are protected from the elements and fabulously incorporated into daily living. Impressively contemporary yet warm and welcoming, the living offers defined yet open spaces, from the pendants that overhang the dining, to the entertainment unit and feature fireplace that brings together the lounge. Glass sliding doors slide back to reveal the verandah, lawn and lush established hedging, flowing effortlessly from the deck. To one side, enjoy an outdoor kitchen complete with a bar fridge, a built-in BBQ and Dekton Lite benchtops. On the other side, there's plenty of room for both a dining and lounge setting. Your kitchen is an exercise in minimalist design, with vast stone surfaces, sleek gloss cabinetry and stainless steel integrated appliances including a pyrolytic oven, compact combination microwave oven and an induction cooktop bringing ease to family meals and parties alike. Finally, on the rear of the home, the main bedroom suite enjoys total privacy. Boasting a large walk-in robe and stylish ensuite bathroom with a double sink, it's an ideal retreat to end each day. Beautifully designed and executed, this stylishly renovated home is set to elevate your home life with ease on glorious Gowrie. Moments to Goodlife Health Clubs, Morphettville Racecourse and Glenelg's Jetty Road dining and shopping precinct, trams to the CBD and beach and high calibre private and public schools, lifestyle and convenience are at the forefront of a life in Glengowrie. Features to love:- 2x reverse cycle ducted A/C to both front and rear parts of the home as well as ceiling fans- Feature gas fireplace- Secure double carport with automatic garage door and further off-street parking- Plenty of storage throughout including a powered shed and garden shed- Solid timber doors to the rear extension- Quality insulation- 2x gas hot water systems- Irrigated front and rear gardens- Zoned to Glenelg Primary and Hamilton Secondary College, walking distance to Immanuel College and within the catchment area for Dunbar Terrace Kindergarten- Moments to Stop 13 Glengowrie tram stop and buses along Morphett Road- Just 2km to Glenelg Beach and 7km to the Adelaide CBD Land Size: 900sqm Frontage: 16.76m Year Built: 1948 Title: Torrens Council: City of Holdfast Bay Council Rates: \$3175.89 PASA Water: \$258.40 PQES Levy: \$231.40 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.