

14/8 Duggan Avenue, Glengowrie, SA 5044



Sold House

Thursday, 15 February 2024

14/8 Duggan Avenue, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Rod Smitheram

0882928300

\$580,000

Welcome to 14/8 Duggan Avenue, a charming 3-bedroom unit tailor-made for small families or first-time buyers. Located in the heart of Glengowrie, this property boasts a prime location with the tram line just a short stroll away, providing direct access to the vibrant CBD or Glenelg Beach. Step into the home, where a spacious living area awaits, offering the perfect retreat for relaxation. The updated kitchen is a culinary haven, equipped with stainless steel appliances, ample bench space, and generous cupboard storage for your convenience. Venture upstairs to discover three generously sized bedrooms, with two featuring built-in robes and one providing access to a balcony overlooking the picturesque Willoughby Avenue Reserve. The updated main bathroom with a relaxing bathtub services all bedrooms, while a second toilet downstairs adds a touch of practicality. Step outside to a paved, secure undercover area - an ideal space for entertaining or providing a safe haven for the kids to play. This property caters to your every need, ensuring a harmonious blend of comfort and functionality. Additional features include air conditioning both upstairs and downstairs, and a single garage providing secure parking. Convenience meets lifestyle with this property, as it is situated close to the cosmopolitan Jetty Road in Glenelg, offering an array of cafes, restaurants, and specialty shops. A mere 8-minute drive takes you to Westfield Marion, while Flinders University and Medical Centre are just 15 minutes away. Zoned to Glenelg Primary School and in close proximity to Immanuel College, this residence is a haven for those seeking a perfect blend of education and leisure. What we Love: • Spacious living area • Updated kitchen with stainless steel appliances • Three spacious bedrooms, two with built-in robes • One bedroom with balcony access overlooking Willoughby Avenue reserve • Updated main bathroom with a bathtub • Second toilet downstairs for convenience • Paved, secure undercover outdoor area • Air conditioning upstairs and downstairs • Single garage for secure parking • Walking distance to tram line for CBD or Beach access • Currently tenanted till Oct 2024 • Close to Jetty Road Glenelg with cafes, restaurants, and specialty shops • 8-minute drive to Westfield Marion • 15 minutes from Flinders University and Medical Centre • Zoned to Glenelg Primary School • Close to Immanuel College Auction: Saturday, 2nd March 2024 at 2.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.