

16 Kipling Avenue, Glengowrie, SA 5044

Harcourts
Property People

Sold House

Friday, 11 August 2023

16 Kipling Avenue, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 703 m2

Type: House



Carlo Peluso
0883455500

\$1,070,000

Perfectly located in the heart of Glengowrie is this solid brick three-bedroom residence, sited on a large 703m² allotment with a large frontage of 18.9m, ideal site to build 2 new homes, live in one rent out the other, the choices are endless here. Comprising of a formal lounge room that flows into a spacious upgraded kitchen/ meals area which includes a dishwasher and a gas cook top plus a 2nd spacious living and dining area. Offering three good-sized bedrooms all complete with ceiling fans and two including built-in robes. Servicing the bedrooms is the main family bathroom that is equipped with a shower, vanity and separate toilet. Notable features include:- Spacious bedrooms 3 flexible accommodation, built in robes.- 2 Large living and dining zones.- Spacious Updated eat in kitchen with a dishwasher and gas cook top- Main full-bathroom, with a bathtub- Block size approximately 703m² - 18.9 metre frontage x 37.2 metre depth - Development potential all subject to City of Marion Council consent - Daiken Ducted reverse cycle air conditioning for all year round comfort- Separate laundry and w.c plus ample storage throughout the home.- Ceiling Fans - Minutes drive to the beach - Single lock up garage with external access- Large Established grounds, with a garden shed - Solid brick residence with endless potential- Close to Immanuel College & Brighton High School Located in one of Adelaide's most sought after coastal suburbs. Easy commutes to the beach & walking distance to public transport connections - everything is at your door. Legal Information C/T: 5448/ 734 Council: City of Marion Zoning: Established Neighbourhood (EN) Council rates : \$2,117.27 per annum ESL: \$323.80 per annum SA Water: \$197.00 per quarter Land Size: approx. 703m² Land Dimensions: Frontage 18.9 metres x 37.2 metre depth All enquiries contact selling agent Carlo Peluso on 0414 427 680 or carlo@harcourtsproperty.com.au