

18 Mcgilp Avenue, Glengowrie, SA 5044

NOAKES
NICKOLAS

House For Sale

Wednesday, 1 May 2024

18 Mcgilp Avenue, Glengowrie, SA 5044

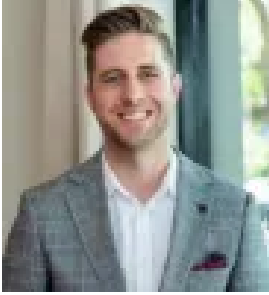
Bedrooms: 4

Bathrooms: 2

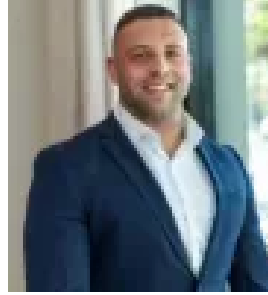
Parkings: 4

Area: 388 m2

Type: House



Callan Eames
0881663989



Jordan Tresidder
0881663989

Best Offers By 20/5 (USP)

Best Offers By Monday 20th of May (Unless Sold Prior). Completed c2020 by prominent and popular Creative Structures, this four-bedroom dual-level residence in the Brighton High School Zone has been crafted to the highest of standards to appreciate every perk of its near-coastline status. Designed to curate a striking monochromatic presence from the street, the façade is surrounded by both easy-care and irrigated front gardens, a disposition that carries right through to the back boundary. Spanning over an impressive 291sqm (approx.) of total living, the intention of the lower-level layout was to bring a luxurious layer of enjoyment to daily living and entertainment occasions - joined by loads of natural light, crisp angles and clean lines. Two living zones create a fluid footprint for family dynamics, culminating in an open plan hub that elevates its contemporary aesthetic with custom cabinetry and cosy gas fireplace. At the helm, an incredible kitchen is lit up below track feature lighting, not only showcasing Smeg appliances and stone benchtops, but your prized wine collection behind glass splashback - a stroke of design genius. Ready to stash the post-dinner dishes while you continue to enjoy your company, the butlers' pantry keeps the kitchen sleek and tidy by concealing Bosch dishwasher and extra bench space. Sliding doors increase your entertaining capacity even further, from an enclosable alfresco with Beefeater Signature BBQ and designated fire pit, through to a spacious expanse of lawn wrapped in established hedging and good neighbour fencing. All four bedrooms can be found upstairs, headlined by a huge front-facing master - mellowed by sheer curtains, soft carpets and bedside lighting, before extending to an equally spacious walk-in robe and chic couple's ensuite. Each additional bedroom boasts their own set of built-in robes, connected by a study nook and main bathroom with freestanding bathtub. Placing you right in the coveted zone for both Glenelg Primary and Brighton Secondary, along with an easy reach to reputable Our Lady of Grace, St. Mary's, St. Peter's Woodlands and Immanuel College (just to name a few) - rest assured your kids will be guaranteed extraordinary education opportunities. Restaurant, cinema and café culture all rest mere metres away on both Broadway and Jetty Road, whilst Stanley Street Playground, Spellman's Social and Glenelg East tram stop are just footsteps from your front door. Your 5-star family future couldn't look better from Glengowrie. Even more to love: - Torrens-titled, easy-care allotment - Smeg induction cooktop & dual ovens - Rinnai Gas Heater in living room - Stone benchtops to kitchen & wet areas - Floor-to-ceiling tiled bathrooms - Mud room - Security system - 2.7m ceilings - Yamaha in-built speakers - 5.9kW solar system - Ducted R/C air conditioning - Retractable alfresco blinds - Exposed aggregate driveway & paths - Irrigated front & rear gardens - RWT plumbed to downstairs powder room - Zoned for Brighton High School Land Size: 388sqm Year Built: 2020 Title: Torrens Title Council: City of Marion Council Rates: \$3,175.89 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.