

# 189 Gloucester Avenue, Belair, SA 5052

## House For Sale

Wednesday, 22 May 2024

189 Gloucester Avenue, Belair, SA 5052

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1434 m2**

**Type: House**



Rowena Coleiro  
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James Lindsay  
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## Best Offers By 11 June at 12pm (USP)

Belair is Immersed in natural beauty, World class Mountain biking, hiking trails and wildlife. Just 10 km from Adelaide's CBD, it provides the ultimate balance between easy access to the city for work and entertainment and living the modern tree change dream. 2 generous living rooms, 4 bedrooms, 2 bathrooms, Master with Ensuite and WIR. A functional home office adds a practical touch for those who balance working from home. Being close to sought-after private and public schools is a big plus. A large combustion fire in the main living area, with full reverse cycle heating and cooling for the days when the ease of a press of a button is the answer. Living areas are Orientated to the gorgeous view across the 2 tiered low maintenance garden and beyond. Your back gate quite literally opens to mountain bike and hiking trails. The large entertaining deck flowing from the kitchen and casual dining creating a destination for family gatherings or soaking in the sun. KEY FEATURES: + New Heating/Cooling system + Solar system + Solar Hot Water + Secure Workshop/Storage + Large Garden Shed + Ample off Street parking + Private court yard at front + Large Sun drenched Deck at Back + Usable outdoor space and Low Maintenance garden LOCATION: + 10kms to Adelaide CBD + Backs onto Watiparinga Reserve + World Class Mountain Biking and Hiking Trail + North/South Aspect + 2.4km to Blackwood shopping Precinct + 2.1km to St Johns Grammar School KEY DETAILS: + Council Rates - \$2195p.a + Emergency Services Levy - \$438p.a + Water Supply and Sewage - \$221p.q