

18A Nottingham Crescent, Glandore, SA 5037

Sold House

Thursday, 4 April 2024

GaryJSmith

18A Nottingham Crescent, Glandore, SA 5037

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 481 m2

Type: House



Craig Smith
0417979694



Nathan Clegg
0415590706

Contact agent

With a northerly aspect frontage in a highly sought Glandore area, this 2015-built red brick beauty is everything contemporary easy care living should be. Its beautiful façade behind manicured front garden complete with Frangipani is perfectly in keeping with its neighbours, before a central hallway lined with timber floors makes for easy access to a most flexible floor plan. A generous master bedroom enjoys a front position with street outlook, roomy walk-in robe and ensuite bathroom with full-height tiling and walk-in shower, while a further three bedrooms (or two plus a study) are serviced by a family bathroom with separate powder room and w/c. Spacious and comfortable, a formal lounge room offers a valuable second living space or theatre room that would happily convert to an extra bedroom if required. A beautiful open plan kitchen, living and dining space at the rear overlooks a superb alfresco with room for the whole family. Chefs of the house will adore the sleek white kitchen with gas cooktop, dishwasher and infinite storage space along with a large island with breakfast bar, its light cabinetry perfectly offset by charcoal splash back tiling and island bench top. Dining inside or out will be a joy here, a huge pitched roof verandah adding protection to a rear deck primed for entertaining alongside a casual sitting area under an established living pergola with screens for extra privacy. A secure lawn area bordered by garden beds is the ideal space for little legs or furry friends. More you'll adore: -☑️ Ducted evaporative cooling & ducted gas heating -☑️ Mirrored robes to bedrooms 2 & 3 -☑️ Big laundry with good storage + outside access -☑️ Single garage + off-street parking -☑️ Rear lane access to designated parking space for boat/caravan -☑️ Within the Adelaide High & Adelaide Botanic High Schools Zone for 2024 enrolments In case you're unfamiliar with the surrounds, from here you're within easy walking distance of well-regarded Black Forest Primary School, bus and tram transport and Glandore Oval, with the likes of Emerson Railway Station, Kurralta Park Shopping Centre and Weigall Oval Reserve well within a 2km radius. Perfectly central to city and sea, everything is accessible from Glandore. The perfect balance of modern living in a character neighbourhood – Don't miss this one. Specifications: CT / 6177 / 948 Built / 2015 Council / City of Marion Zoning / Established Neighbourhood Council Rates / \$2,276.06 PASA Water / \$206.21 PQ (Supply + Sewer) ES Levy / \$398.10 PALand / 481m2 approx