

**19 Gower Street, Glenelg East, SA 5045**

**HARRIS**

**Sold House**

Friday, 3 November 2023

19 Gower Street, Glenelg East, SA 5045

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



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**\$1,710,000**

Set to enjoy all the modern comforts of a four-bedroom family home along with the unparalleled perks of its coastline status, you can't get any better than this dual-level oasis granting an all-access pass to sandy summers, Jetty Road amenities, Glenelg Primary and Brighton Secondary schooling. Spanning over an impressive 347sqm (approx.) of south-facing internal living, the lower-level welcomes with loads of natural light basking between warm timber floorboards, crisp neutrals tones and LED lights. Heads of the house can take their pick from a downstairs master with ensuite and walk-in robe, or why not commandeer the entire second level and call a spacious bedroom, adjoining retreat and bathroom with separate bathtub and toilet all yours. The second bedroom also sharing this level could make a great nursery, playroom – or if you're feeling generous a complete and autonomous teenage zone. Coveted north-facing rear orientation gives a glorious glow up to the open plan dining zone, placing a remodelled gourmet kitchen at the helm to consistently inspire your culinary creations with induction cooktop, dual wall ovens, dishwasher, stone benchtops and walk-in pantry. Sliding doors extend the entertaining capacity even further, where an alfresco deck grants a tranquil space to enjoy your morning coffee, summer BBQ or post-dinner drink whilst overlooking a safe and spacious expanse of lawn for child and pet's play. Restaurant, cinema and café culture are all footsteps away on Jetty Road, whilst just outside your front door you'll enjoy brunches at local favourite Spellman's Social and an easy CBD commute via Glenelg East tram stop. Your 5-star family future couldn't look better from Gower... Even more to love:

- Secure garage & parking for 4 cars at the front of the property
- Built-in robes to bedroom 2 & 3
- Designated home office
- Downstairs guest toilet
- Ducted R/C & split system air conditioning
- In-demand zoning for Glenelg Primary & Brighton Secondary
- Proximity to Immanuel College, Sacred Heart College, St. Mary's Memorial & SPW
- Easy access to Westfield Marion, Flinders University & Hospital

Specifications: CT / 6063/657 Council / Holdfast Bay Zoning / EN Built / 2004 Land / 697m<sup>2</sup> Frontage / 16.46m Council Rates / \$2958.80pa Emergency Services Levy / \$73.00pa SA Water / \$300.61pa Estimated rental assessment: \$920 - \$950 p/w (Written rental assessment can be provided upon request) Nearby Schools / Glenelg P.S, Warradale P.S, Plympton International College, Brighton Secondary School, Springbank Secondary College

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