

# 1A Barr Street, Glanville, SA 5015

## House For Sale

Thursday, 4 April 2024

1A Barr Street, Glanville, SA 5015

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 276 m2

Type: House



Vincent Doran  
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## Best Offer By 7pm 23/4/24

Beautifully presented, this light filled home ticks all the boxes for both family living and for those who love to entertain. An immaculate near new home offering excellent accommodation, comfortability and low maintenance living with a roomy and well thought out floor-plan in which every member of the family will find their own personal space. This delightful property offers modern open plan living, three large bedrooms, electric lock up carport, two fully equipped bathrooms, and a generous backyard with entertaining alfresco, all framed by fresh, easy care gardens. Ideal for first home buyers to gain ownership in an increasingly popular suburb, or the perfect fit for urban professionals, small families and investors after high-yield rental returns, all keen for a slice of the benefits a city-fringe locale offers. An impressive and comfortable, move-in ready, family home, offering everything that is desired and required for modern day living, in an exciting seaside suburb that is only set to soar. Why wait to build when you can move in now? Features to note:

- Ducted reverse cycle air conditioning throughout
- Electric lock-up carport with room for an additional open carparking space
- Recently painted throughout
- Block out blinds
- Open plan kitchen, living and dining
- Breakfast bar
- Dual kitchen sink
- Gas cook top
- Overhead kitchen cabinetry
- Double built in robe and ensuite to master bedroom
- Built in, mirrored robes to bed 2 and 3
- Full sized standalone bathtub to main bathroom
- Access to outside from separate laundry
- Outdoor undercover alfresco
- Low maintenance gardens
- Rainwater tank

Shopping:

- Port Adelaide Plaza Shopping Centre
- 7 minutes to Westfield West Lakes Shopping Centre
- Popular Shops along Semaphore Road only a 13 minute walk from your doorstep

Nearby Attractions, Entertainment and Conveniences:

- Moments to Semaphore Foreshore and beachfront
- Port Adelaide Baseball Club and Port Adelaide District Hockey Club
- 9-minutes to Glanville or Ehtelton Railway Stations to take you into the Adelaide CBD.
- EP Nazer Reserve, John Hart Reserve for playground, Hart Street Netball Courts and outdoor tennis courts
- Minutes to the historic Port Adelaide
- Glanville Hall Par 3 Golf Course

Restaurants, Bars and Cafes:

- Around 5 minutes to Large Pier Hotel or The Birkenhead Tavern, and Carlisle Tavern.
- Pirate Life Brewing in Port Adelaide
- Ample café options along Semaphore Road

Schooling:

- Zoned to Le Fevre High School
- Walking distance to Portside Christian College, Westport Primary, Dominican School, and Le Fevre Peninsula Primary.

Method of Sale:

- Best Offers By 7:00pm, Tuesday 23rd April 2024

Disclaimer:

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For more information:

- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.