

**2 Moselle Ave, Glengowrie, SA, 5044**

**Sold House**

Wednesday, 21 June 2023



2 Moselle Ave, Glengowrie, SA, 5044

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Patricia Mckibbin

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## Today Is the Perfect Day, To Fulfill Your Dreams

Here's your opportunity to launch into 2023 and start fulfilling your dreams of homeownership. This cherished 1960's home is perfectly positioned in a quiet corner of sought-after Glengowrie, a very family friendly suburb with the best dog- & recreational park just around the corner not to mention the beachside lifestyle being so close to Glenelg.

There's three bedrooms under the main roof, in addition to a large external rumpus that doubles as a teenage retreat, plus, hobbyist and car enthusiast will love the double shed and separate garden studio allowing you to paint or tinker away in peace without being disturbed. Kitchen was upgraded a few years ago and now includes a time saving dishwasher.

All-in-all, this home would benefit from your improvements however, being zoned GN the house may attract re-development. Current requirements of 300m<sup>2</sup> Allotments and 9mtr frontages means this one should be considered and if this is you, we strongly suggest you make your own enquiries with Marion Council and PlanningSA.

Currently leased until 2nd May 2023

Physio Pool and children's swings are not included in the sale and will be removed at no cost to the purchaser at or before settlement.

Built in: 1960

Certificate of Title: CT5497/550

Land Size: 700m<sup>2</sup> (approx)

Frontage: 18.9mtrs (approx)

Rent: \$430pw (Until 02/05/23)

-According to my dog Lilly