

# 22 Gower Street, Glenelg East, SA 5045



## Sold House

Tuesday, 15 August 2023

22 Gower Street, Glenelg East, SA 5045

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 720 m<sup>2</sup>

Type: House

**\$1,700,000**

RLA 252 299 If your family wish to enjoy all the year round benefits of an indoor pool - look no further. Glenelg East has a number of attractive pockets - but none more sought after than this highly regarded locale just a short walk to tram, Jetty Rd and Glenelg beach. This attractive, well designed and appointed home will appeal to a large range of people - mostly families with the desire to entertain. Set amongst other quality homes the zoning restricts high density development making it the envy of many. Enjoy the supermarkets, cafes, restaurants and great schools like Immanuel, Brighton High, Glenelg Primary, St Peters Woodlands. Then there are the parks, tennis club and Glenelg Football club just a stroll away. Four bedrooms, three bathrooms, four toilets, double (side by side) garage with drive through and space for two more cars. The covered indoor swimming pool (5m x 12m) is a major feature that will give year round fun and memories for your whole family. Don't delay as this one will be popular. Call and make your offer today. For those wanting more detail - here it is. > Multiple roof top solar panels. Solar hot water to swimming pool. > Large workshop with sink, work-desk, power & water for hobby or professional use. > Three reverse cycle air-conditioners to maximise efficiency > One evaporative air-conditioner in swimming pool area > Window security shutters > Intercom throughout house > Separate large study with French doors and its own security system > A separate smaller study upstairs > Security alarm to main house and separate security alarm to office > Brick feature walls; Polished wood floors; New quality carpets in 2 bedrooms and staircase > Built in floor-to-ceiling bookshelves and cabinetry with television hutch to family room and formal lounge > Interior by professional interior decorator > Open plan formal dining and lounge areas > Formal lounge has a fireplace with gas heater and a brick feature wall > Polished wood floors to both upstairs bedrooms and formal areas > Remote controlled lights and ceiling fans to all bedrooms > Leadlight skylights > Kitchen recently renovated by Alby Turner and Son with Miele appliances > Tiled kitchen and family room floors > Large family room with leadlight skylight, security shutters, gas fireplace, built in cabinetry for TV, sound system books and DVDs > Indoor swimming pool (5x12m) and spa with bathroom and separate toilet and servery from kitchen > Indoor swimming pool is solar and gas heated and has ducted exhausts and evaporative air-conditioner > Outdoor synthetic grass area surrounded by fruit trees and climbing roses > Automatic watering system Council Rates: \$3059.95 p.a SA Water: \$1241.64 p.a plus usage ESL: \$277.90 p.a