

22 Riesling Avenue, Glengowrie, SA 5044



Unit For Sale

Saturday, 15 June 2024

22 Riesling Avenue, Glengowrie, SA 5044

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Joe Marriott
0488451773

Auction

Auction - Saturday 6th July 3:30pm Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this contemporary, low-maintenance home in the heart of the beloved Glenegowrie. Nestled on the corner of Riesling and Moselle Street, this property offers easy access to excellent shopping facilities, public transport, and an abundance of recreational opportunities, this is a rare opportunity you won't want to miss! Ideal for first-time homebuyers, investors, or anyone looking to enter the property market, this home radiates charm from the moment you step inside. Featuring two spacious bedrooms, each equipped with expansive built-in wardrobes, ceiling fans, and roller shutters for optimal comfort, this property is truly designed to meet all your needs. The centrally located bathroom features floor-to-ceiling tiles, a bathtub, a shower, ample storage space, and a heated towel rail for an added sense of luxury. The skylight allows natural lighting to cascade through and illuminate the space. Step out to discover the large open-plan living, kitchen, and dining area. The kitchen is equipped with high-quality Bianco stainless steel appliances, ample storage, and generous bench space. Seamlessly leading outdoors, your private courtyard awaits, perfect for making lasting memories with family and friends and entertaining in style. This north-facing courtyard is secluded by tall fences, ensuring privacy. The fully irrigated yard offers convenience and low-maintenance living at its finest. The home is equipped with ducted reverse cycle heating and cooling throughout, ensuring year-round comfort for all. Additionally, the inclusion of solar panels helps save on energy bills and promote eco-friendly living. Life by the coast is a breeze, and Glenegowrie remains highly sought after by young families and those seeking an ultra-convenient lifestyle. With easy access to the Adelaide CBD via the nearby tram, this location offers unparalleled convenience. Just moments from Westfield Marion, the SA Aquatic Centre, Glenelg Jetty Road, and excellent schools such as Sacred Heart Senior, Immanuel College, Our Lady of Grace Catholic Primary School, and Glenelg Primary School, this truly is a prime lifestyle location! More reasons to love this home:- Community titled 2011 Contemporary build - Corner block allotment - Intercom for optimal security and safety- Open-plan and light-filled living, kitchen and dining area - Kitchen with quality appliances; Blanco oven, rangehood, and gas cooktop- Two bedrooms with BIR, - Bathroom with bathtub, heated towel racks and ample storage solutions- Laundry with storage solutions and garage access- Front and rear garden with hunter x-core irrigation- 10 solar panels- Mature lime trees and landscaped gardens- Ducted reverse cycle heating and cooling - Floating timber floorboards- Rainwater tank - Nearby excellent schooling opportunities - Easy access to an array of shopping facilities Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.