

23A Elder Terrace, Glengowrie, SA 5044

NOAKES
NICKOLAS

House For Sale

Thursday, 1 February 2024

23A Elder Terrace, Glengowrie, SA 5044

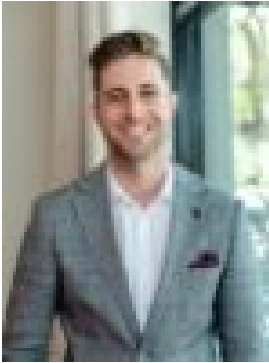
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 406 m2

Type: House



Callan Eames
0431471470



Jordan Tresidder
0478727400

Contact Agent

Best Offers By Monday 19th February at 1pm (Unless Sold prior). Bringing an easy-care disposition to its revered coastal parcel, this Torrens-titled home offers the versatility of a three-bedroom footprint, sure to please a wide variety of discerning buyers and investors on the property hunt. Easy to upkeep and even easier to rent out, the recently remodelled interior begins with a front-facing master boasting walk-in robe, double glazed windows, ceiling fan and direct bathroom access upon generous proportions. Also enjoying a central connection to the contemporary three-way bathroom, two further bedrooms sit side-by-side with quality floorings underfoot. Updated floating floors lead through to an open plan hub under 2.9m ceilings, granting a spacious zone to cook, gather and dine in harmony – assisted by stainless-steel gas cooktop, under bench oven and Miele dishwasher. Immaculately landscaped from front to back, automatic irrigation doubles down on the low-maintenance aspect of the property, ensuring both extended patch of lawn and surrounding gardens are sure to flourish year-round. Walled off from the rear garden, a spacious utility and storage area with power and water offers opportunities to upgrade to a home office/ studio/ or teenage retreat. Providing a beautiful backdrop to your morning coffee, evening wine and summer BBQs, the pitched pergola presents the perfect place to relax or entertain on all occasions. From your fabulous new easy-care address, you'll have more time to spend outdoors exploring the ever-thriving Jetty Road precinct – located a 10-minute stroll from your front door to add cafés, restaurants, shopping amenities, boutiques and more seaside fun to your daily routine. Whilst a Glengowrie tram stop at the end of the street means a quick city-to-bay commute. Even more to love: - Secure garage with internal access- Further off-street parking in driveway- Built-in robes to bedroom 2- Separate bath & toilet- Alarm system- Ducted R/C air conditioning- LED down lights throughout - Irrigated front & rear gardens- Powered workshop (with plumbing) - flexible storage/ studio - Garden shed- 20-minute walk to Glenelg beach- Zoned for Glenelg Primary & Hamilton Secondary College- In the catchment for Dunbar Terrace Kindergarten- Short stroll to Glengowrie tram stop, Spellmans' Social & Da Costa Reserve- Easy access to Our Lady of Grace, Immanuel, St. Mary's Memorial, SPW & Sacred Heart College

Land Size: 406sqm
Year Built: 1996
Title: Torrens
Council: City of Marion
Council Rates: \$1,773.20
PASA Water: \$177.05
PQES Levy: \$151.30
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 Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.