

25 Butler Crescent, Glengowrie, SA 5044

NOAKES
NICKOLAS

House For Sale

Wednesday, 8 May 2024

25 Butler Crescent, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 3

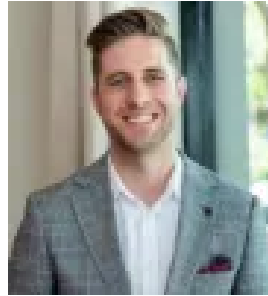
Parkings: 3

Area: 800 m2

Type: House



Simon Noakes
0402211543



Callan Eames
0881663989

Best Offers By 27/5 (USP)

Best Offers By Monday 27th of May at 10am (Unless Sold Prior). Price guide to be released Wednesday 15th of May. Positioned in the family-friendly seaside suburb of Glengowrie, this 1950s Torrens titled three-bedder, built by award winning Housemaster Homes, offers an enviable resort-inspired residence and winning coastal lifestyle minutes to Brighton and Somerton beaches. Offering three bedrooms, 2.5 bathrooms and two generous living spaces, plus world-class outdoor living, settle in for a memorable next chapter in this designer forever home. Sitting pretty on Butler Crescent, low maintenance landscaping frames the original stone facade of this beautifully updated home. Enjoy fabulous original features including 3m ceilings, picture windows and timber floors, marrying beautifully with new plantation shutters, contemporary lighting, and luxurious living spaces. Fully renovated to a high standard by Housemaster Homes in 2017, updates include opening up the formal lounge (an optional fourth bedroom), refitted wet areas, a new designer Jag kitchen, a new Colourbond roof, and the addition of a new family room. Set on the front of the home, a beautiful light and airy lounge room sets the tone for a home of space and style. Next door, a magnificent main bedroom suite boasts a large walk-in robe and private ensuite bathroom with a double sink and double shower. Down the hall, two more bedrooms are fitted with built-in robes and share use of the sleek main bathroom. A freestanding bathtub will bring warmth to your winters, while a separate toilet and additional guests' powder room add to your everyday convenience. Emerge in the huge open plan living and consider all the wonderful ways you can use the space. Take note of feature pendant lighting, a built-in bar, and a wall of glass that draws in afternoon light. Made for the entertainer, your luxurious Jag kitchen includes Caesarstone benchtops and quality appliances including three ovens, an induction cooktop, Italian cylinder rangehoods and even a hot/cold zip tap, while a built-in breakfast table is perfect for everyday dining. Behind the scenes, a very impressive butler's pantry increases your storage space and functionality, with an additional outdoor kitchen creating even more versatility for daily life and entertaining alike. Relish summer outdoor living on the deck. Fitted with commercial fans, speakers, heaters and shade blinds, there's plenty of room for both dining and lounge settings, with a bar flowing from the kitchen creating even more connectivity. You'll love your summers by the pool. Wrapped in glass fencing, easy-care bamboo and more chic decking, the sparkling, heated swimming pool means you have multiple everyday swimming options. Beautifully appointed and considered, everything is ready for you on Butler Crescent. On your street alone the kids can enjoy a local playground and YMCA Gymnastics, while Goodlife Health Clubs, Da Costa Playground and Stanley Street Reserve Playground are all a short walk away. Pick up your morning coffee at Spellman Social, enjoy easy everyday shopping at Coles and Woolworths Glenelg. Glenelg's Jetty Road is just a fifteen minute stroll, encouraging you to stroll down and settle in at one of many cafes. Settle in for a satisfying lifestyle filled with afternoon swims, sunset picnics on the sand, morning esplanade strolls, and leisurely weekends at home in this showpiece Glengowrie home. Features to love:- Fully-tiled swimming pool with heat pump and fully automated salt chlorination- Built by award winning builder, Housemaster Homes - Reverse cycle ducted A/C throughout plus gas heater - Double carport and powered secure double garage/workshop and further off-street parking- Outdoor kitchen with natural gas BBQ, sink and drinks fridge- Secure electric gate and security cameras in place- 13kW solar system with 13k Tesla battery, installed 2019- New gas hot water system- Low maintenance irrigated front and rear gardens- Just ten minutes on foot to Glengowrie tram stop- Easy access to Immanuel and Sacred Heart colleges, Our Lady of Grace School and Glenelg Primary- Just 1.7km to Glenelg Beach and 7.5km to the Adelaide CBD Land Size: 800sqm Frontage: Year Built: 1950's Title: Torrens Council: City of Holdfast Bay Council Rates: \$3336 PASA Water: \$269.941 PQES Levy: \$242.75 PA 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.