

26 Meredith Avenue, Glengowrie, SA 5044

HARRIS

Townhouse For Sale

Friday, 24 May 2024

26 Meredith Avenue, Glengowrie, SA 5044

Bedrooms: 4

Bathrooms: 2

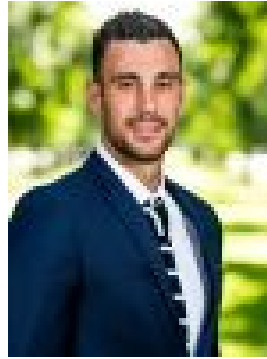
Parkings: 2

Area: 358 m2

Type: Townhouse



Guy Barrett
0405663406



Sam Johns
0437885776

\$1.49m

\$1.49m Land | \$700k Building | \$790k Off the plan' has hardly looked so good thanks to this dual-level house and land package – brought to you by Aria Homes and enviably entrenched in the zone for Brighton Secondary School. The renders don't do justice to what this high-spec home is destined to be on its deep parcel, just a 4-minute drive from Glenelg's famous Broadway Kiosk. Your morning run – and summers from herein – has never looked so good. Those specs include high ceilings (2.7-3m), engineered timber floors, slick wet areas, a stone-topped open-plan kitchen, custom joinery/storage, ducted r/c, key-less entry and landscaping to name just a few. And of course being a house and land offering you will pay stamp duty on the land but not on the build (about a \$39k saving). But you will need to be decisive as the more that is built on the land prior to contracts the less stamp duty you save. Its claim to fame has to be its dynamic 4-bedroom floorplan that does the entertaining heavy lifting on a free-flowing lower floor bookended by a double garage and an expansive open-plan living/alfresco pavilion combo. In between, the lavishly large ensuited main bedroom finds peaceful separation from an upper level with three storage-laden bedrooms, bathroom and a spacious north-facing retreat. Good luck ever seeing the kids again. A stroll or short pedal from parks/reserves, public transport, Sacred Heart College, Broadway's cafe scene and, of course, our sparkling metro coastline; it's house, land and lifestyle, sorted. More to love -

- Avoid the costs and pitfalls of your own build with a turn-key house and land package
- Quality build with all the modern creature comforts
- Striking, ultra-modern dual-level facade with gabled silhouette
- Paving and basic landscaping included
- Remote entry to double garage, plus additional off-street parking
- Walk-in robe and ensuite to main bedroom
- Large separate laundry
- Stylish, quality open-plan kitchen with brushed nickel tapware and stone benchtops
- Loads of storage
- Walking distance from public transport
- Moments from Glenelg P.S, Warradale P.S, Ascot Park P.S, Brighton Secondary School, Springbank Secondary College

And much more. Specifications: CT / 5290/889 Council / Marion Zoning / GN Land / 358m² (approx) Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Glenelg P.S, Warradale P.S, Ascot Park P.S, Brighton Secondary School, Springbank Secondary College. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409