

**27 Gower Street, Glenelg East, SA 5045**

**HARRIS**

**Sold House**

Friday, 29 September 2023

27 Gower Street, Glenelg East, SA 5045

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 725 m2**

**Type: House**



Tobi McFadyen  
0430006282

**\$1,460,000**

Best Offers By 10.00am Wednesday 4th of October 2023 (Unless Sold Prior) Nestled amongst surrounding character architecture and the wide Jacaranda-lined streets of arguably the best seaside pocket, this versatile residence is as solid as ever, offering an eternal state of south-facing sunshine and a zoned ticket to coveted Brighton Secondary and Glenelg Primary. From the mid-century charm of the well-kept façade to the luminous north-facing and easy-care rear yard, every inch of this 725sqm allotment has been lovingly cared for by one family for over fifty years. Extended to contend with modern-day family needs and now ready to please a new generation of custodians, the four-bedroom footprint boasts multiple living zones anchored around light-filling picture windows. Ducted evaporative cooling and split system air conditioning provide relief from both ends of the extreme weather spectrum, whilst two bathrooms and a rear sunroom deliver on the further flexibility that busy families seek. Established neighbourhood zoning allows you to make that new-build dream a reality, or if you are more renovating-inclined the current solid structure permits the addition of a double garage and even a pool just in time for summer (STCC). Just when you think you've hit the jackpot with the pure potential of this coastal haven, you recall the inherited amenities at your beck and call – one street removed from the tram stop providing an easy connection from city to bay, Da Costa Reserve playground, the buzzing café culture of Jetty Road and just a 15-minute stroll to submerge yourself in the salty seawater. The promise of possibility is even more exciting from your perfect position on Gower... Even more to love:- Secure carport & additional off-street parking- Built-in robes to master & rear bedroom- Corner spa bath- Ducted evaporative & split system air conditioning- Undercover entertaining- Garden shed- Zoned for Glenelg Primary & Brighton Secondary- Moments to Dunbar Terrace Kindergarten, Immanuel, Sacred Heart College & St. Peter's Woodlands- Proximity to Westfield Marion, Flinders University & Hospital Specifications: CT / 5711/390 Council / Holdfast Bay Zoning / EN Built / 1950 Land / 725m<sup>2</sup> Frontage / 16.46m Council Rates / \$2,607.75pa Emergency Services Levy / \$223.85pa SA Water / \$250.72pa Estimated rental assessment / \$690 to \$720 per week / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Plympton International College, Warradale 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