

2A Livingstone Street, Glengowrie, SA 5044



House For Sale

Tuesday, 11 June 2024

2A Livingstone Street, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Rod Smitheram

0882928300

Auction (USP)

Welcome to your new family home in the highly sought-after suburb of Glengowrie. This delightful 3-bedroom residence is perfectly positioned to offer the best of low-maintenance coastal living, just moments from the picturesque Glenelg Beach and the vibrant Jetty Road. With the convenience of the nearby tramline providing direct access to the CBD, this great home is perfect for first-time buyers, downsizers, or savvy investors seeking easy living. As you approach, the home exudes a welcoming presence with its secure gated fencing and low-maintenance front yard. The inviting brick facade sets the tone for what lies within. Step inside to find a spacious lounge room, an ideal place for relaxation and making cherished family memories. The lounge seamlessly connects to the dining room, creating a perfect space for shared meals and gatherings. The well-appointed kitchen features a breakfast bar, a gas stovetop, ample cabinetry, and stainless steel appliances, ensuring all your culinary needs are met. Each of the three bedrooms are generously sized and come equipped with built-in robes, providing convenient storage solutions for the entire family. The centrally located main bathroom boasts a large vanity, a separate bath and shower, and a separate toilet for added practicality. Outside, the large undercover, paved verandah area is perfect for hosting guests or enjoying alfresco dining. Additional features of this charming home include ducted air conditioning throughout, a ceiling fan in the dining room, a large shed in the rear yard, and a single garage for secure parking. The property's unbeatable location enhances its appeal even further. With Glenelg Beach and Jetty Road just around the corner, your summers will be filled with beachside relaxation and culinary adventures at the numerous nearby cafes and restaurants. Families will appreciate the close proximity to Hazelmere Reserve, offering a playground, netball and tennis courts, and expansive green spaces for outdoor fun. For your shopping needs, Westfield Marion is a short drive away, ensuring all your retail desires are easily met. The nearby tramline provides hassle-free access to the CBD, making commuting a breeze. Education options abound, with the property zoned to Glenelg Primary School and within easy reach of prestigious schools such as Westminster School, Immanuel College, and Sacred Heart College. This Glengowrie gem is more than just a house; it's a lifestyle opportunity not to be missed. Secure your family's future in this prime location and enjoy the perfect blend of comfort, convenience, and coastal charm.

What we Love:

- Secure fence and low-maintenance front yard
- Spacious lounge room connected to dining room
- Well-appointed kitchen with breakfast bar and gas stovetop
- Three spacious bedrooms with built-in robes
- Centrally located main bathroom with large vanity, separate bath and shower
- Large undercover, paved verandah
- Ducted air conditioning throughout
- Ceiling fan in the dining room
- Large shed in rear yard
- Single garage for secure parking
- Close proximity to Hazelmere Reserve
- Close to Glenelg Beach and cosmopolitan Jetty Road
- Short drive to Westfield Marion
- Zoned to Glenelg Primary School
- Close to Westminster School, Immanuel College, and Sacred Heart College

Auction: Saturday, 29th June 2024 at 4.00pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.