

2A Victor Avenue, Glengowrie, SA 5044

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 17 April 2024

2A Victor Avenue, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 418 m2

Type: House



Callan Eames
0881663989



Simon Noakes
0402211543

Best Offers By 30/4 (USP)

Best Offers By Tuesday 30th of May at 12pm (Unless Sold Prior). Quality built c2008 and immaculately presented from start to finish, this three-bedroom home oozes classic character with a contemporary coastal perspective, offering the complete carefree package for its lucky new occupants. From the start, sheer curtains, soft carpets and neutral tones bring a welcoming warmth to the master bedroom, beautifully lit by a bay window and serviced by both walk-in robe and ensuite. Floating floors connect from the hallway to two additional bedrooms, both boasting built-in robes and shared access to a modern bathroom with separate bathtub and toilet. Emerging in an open plan expanse, European appliances feature throughout a well-appointed kitchen, perfectly set to casually gather around the island bench and formally entertain at the adjoining dining area. There is ample space to relax within the living zone, whilst sliding doors extend the accommodations further to provide abundant alfresco dining and a well-groomed yet low-maintenance garden backdrop. You'll soon become duly accustomed to a coastal lifestyle filled to the brim with easy-to-access Jetty Road shopping amenities and café culture, along with Esplanade walks, Marina dining and a speedy city-to-bay tram trip from your prime Glengowrie position. Even more to love:- Torrens-titled allotment- Secure garage with internal access- Further off-street parking in driveway- Gas cooktop & dishwasher- Ducted air conditioning- Retractable blinds to alfresco- Garden shed- 850m to Glengowrie tram stop- Zoned for reputable Glenelg Primary & Hamilton Secondary College- In the catchment for Dunbar Terrace Kindergarten- Proximity to Our Lady of Grace, Immanuel College, Sacred Heart, St. Mary's Memorial & SPW- Moments to Westfield Marion, Flinders Uni & Hospital

Land Size: 418sqm
Year Built: 2008
Title: Torrens
Council: City of Marion
Council Rates: \$2,196
PASA Water: \$250
PQES Levy: \$385
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.