

3/72 Cliff Street, Glengowrie, SA 5044

**NOAKES
NICKOLAS**

Sold Unit

Thursday, 19 October 2023

3/72 Cliff Street, Glengowrie, SA 5044

Bedrooms: 3

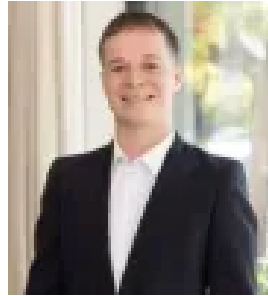
Bathrooms: 1

Parkings: 1

Type: Unit



Simon Noakes
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Jake Billich
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\$700,000

Best Offers by Monday the 6th of November at 12PM (Unless Sold Prior). Originally constructed in 1980 yet fully renovated and ready for you, this solid brick three-bedroom homette in a tidy strata group offers comfortable contemporary living by the coast in the picturesque streets of Glengowrie. Behind a brick façade and pretty picture windows, enter via the verandah into the dedicated entry onto floating timber floors and a renovated home that will be sure to exceed your expectations. To your left, double doors open to the open plan lounge and dining, a chic living space incorporating LED downlights and monochrome paintwork to excellent effect. You can enjoy views over your own rose garden as well as sliding doors to your private courtyard garden and through to the kitchen. Beautifully updated for today, the kitchen is sparkling new in white and grey, with a tiled splashback, Caesarstone benchtops, plentiful cabinetry, and stainless steel appliances including a new dishwasher and gas cooktop, and views over the garden. And what a garden it is! Incorporating a lawn, established tree and paved area ideal for a lounge or dining setting, it's a wonderfully private space that's all yours and ready for the spring and summer season. Down the hall, three bedrooms enjoy the comfort of ceiling fans and chic thick weave carpet, with built-in robes for two, and an impressive bathroom, too. Delivering that real WOW factor, everyday luxury is all yours. Take in floor-to-ceiling tiling, a chic timber look vanity, black tapware, a walk-in shower, and a back-to-wall freestanding bath, with a separate powder room providing extra convenience. Beautifully updated and ready to occupy, this fabulous homette will be sure to tick your boxes for style and convenience from Cliff Street. A stroll to local schools, public transport and shops, Da Costa Reserve and playground, Stanley Street Reserve playground, and most importantly, Glenelg Beach, there's so much to love about life in seaside Glengowrie. More features to love:- Reverse cycle ducted A/C plus ceiling fans to bedrooms and heater to lounge- Secure garage with roller door and further off-street parking- Dedicated laundry with external access- Secure alarm system and security screen doors- Gas hot water system- Easy everyday shopping at IGA Glenelg East and Jetty Road Woolworths- Zoned to Brighton Secondary and Glenelg Primary, walking distance to and within the catchment area for Dunbar Terrace Kindergarten- Easy access to bus stops along Cliff Street plus Maxwell Terrace trams- Just 1.7km to Glenelg Beach and 7.7km to the Adelaide CBD Land Size: 212sqm Year Built: 1980 Title: Strata Council: City of Marion Council Rates: \$1,190.96 PASA Water: \$153.70 PQES Levy: \$118 PA Strata Rates: \$330 PQ Pet Policy: TBARental Appraisal: \$490-\$540 PWD 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.