

31 St Georges Avenue, Glandore, SA 5037

GaryJSmith

Sold House

Tuesday, 15 August 2023

31 St Georges Avenue, Glandore, SA 5037

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 700 m2

Type: House



Nathan Clegg
0415590706

Contact agent

Best Offer By 25/7/23 @ 12pm (Unless Sold Prior) \$975,000 With a north-facing backyard, gorgeous circa 1940's character and prime disposition along the prestigious St Georges Avenue, this beauty finds itself in one of the great Glandore locations. A gorgeous stone façade behind lawn and rose beds is right at home among its contemporaries, a mere 40 metres from the St Georges Avenue Reserve and Glandore Community Kindergarten. The tram, bus, local cafes and shops are also easily accessible by foot. An entry with stunning leadlight and Jarrah floors opens onto a formal bay-windowed living room with fireplace and ornate sliding doors onto a formal dine - or optional third bedroom - with a feature brick fireplace of its own. The central kitchen has been updated with shaker-style cabinetry, gas cooktop, rangehood and plenty of bench space sure to be compatible with home cooks, maintaining a servery onto the dining room. Two carpeted bedrooms, including a front master with built-in robes, are serviced by a charming bathroom with timber corner vanity and corner shower, with the convenience of a separate w/c. A rear sunroom is blessed with infinite natural northern light and a backyard outlook; the ideal home office set up, reading nook, play space or additional storage. Outside, a slanted rear pergola precedes an endless backyard of immaculate gravel paths, brick edging and vast lawn spaces, lattice fencing dividing a section of established fruit trees. A few of our favourite things:-
- Ducted reverse cycle air conditioning throughout
- Long driveway with double-length carport + drive-through access to rear garage/shed
- Large separate laundry
- Approx. 700sqms on arguably one of Glandore's best streets with plenty of room for future extensions (subject to council consents)
- The perfect central location between city and sea
Don't miss it. These ones don't come along too often. Specifications: CT / 5741 / 684 Built / 1940 Council / City of West Torrens Zone / Established Neighbourhood Land / 700sqm approx Council Rates / \$1,751.00 ESL / \$398.00 pa SA Water / \$206.21 pq