

**35A Hardy Avenue, Glengowrie, SA 5044**

NOAKES  
NICKOLAS

**Sold House**

Saturday, 12 August 2023

35A Hardy Avenue, Glengowrie, SA 5044

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 311 m2**

**Type: House**



Jake Billich

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## Contact agent

Constructed to a high standard in 2019 by LS Design Construct, this striking four-bedroom Torrens titled home offers approx. 291m<sup>2</sup> generous living for the whole family in the friendly seaside suburb of Glengowrie. Behind a striking brown brick and hebel façade and commanding landscaping, enter via the dramatic timber front door onto floating timber floors that carry throughout the ground floor. Offering not one but two main bedroom suites, the first resides on the ground floor, enjoying separation from upstairs sleeping quarters. Both offer spacious walk-in robes and sleek ensuite bathrooms complete with luxe walk-in showers, chic feature tiles and large vanities. Upstairs, two further bedrooms are fitted with mirrored built-in robes and enjoy shared use of a handy three-way main bathroom, complete with a family-friendly bathtub. You'll also find a second lounge, ideal for kids' movie nights or simply retreating to quietly read a book away from open plan living. And what open plan living it is! Expanding under LED downlights and chic pendants, you've so much flexibility to style the space to suit your individual lounge and dining needs, while a spectacular gourmet kitchen will form the basis of all your entertaining. Boasting an angular Caesarstone island bar, a vast stainless steel gas cooktop and electric oven, a glass splashback and a large butler's pantry, keep your space highly functional and tidy. Sweeping sheer curtains glide from floor to ceiling over glass sliding doors, guiding you outdoors to the tiled entertainer's Alfresco. With provisions for an outdoor kitchen in place and a private courtyard garden already beautifully established, you can plan out your additions your way, or kick back and relax. Impressive in both scale and attention to detail, this fabulous family home is yours for the taking. On Hardy Street you're only seconds to Stanley Street Reserve Playground, a short drive to the recreation centres of Marion, but most importantly, a hop and a skip to the expansive suburban coastline. Secure an enviable lifestyle between the city and the sea on the picturesque streets of Glengowrie. More features to love:- Reverse cycle ducted A/C throughout- Secure double garage with panel lift door and further off-street parking on exposed aggregate driveway- Ground floor powder room and large laundry with external access- Instant gas hot water system- 1000L rainwater tank and irrigated rear garden- Zoned to the coveted Brighton Secondary and Glenelg Primary, a short drive to Sacred Heart College and within the catchment area for Dunbar Terrace Kindergarten- Easy access to public transport along Diagonal Road and Cliff Street- Nearby shopping convenience at Glenelg East IGA and Westfield Marion- Just 1.8km to the Esplanade and a breezy 8km commute to the Adelaide CBDLand Size: 311sqmFrontage: 8.35mYear Built: 2019Title: TorrensCouncil: City of MarionCouncil Rates: \$2,540.72PASA Water: \$221.56PQES Levy: \$195.15PADisclaimer: 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.