

36 Stanley Street, Glengowrie, SA 5044

**NOAKES
NICKOLAS**

Sold House

Tuesday, 6 February 2024

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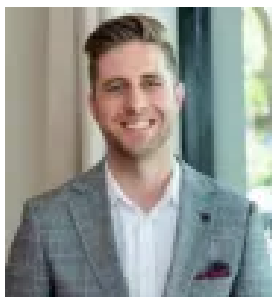
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 324 m2

Type: House



Callan Eames
0881663989



Jordan Tresidder
0881663989

\$1,130,000

Quality built c2017 to capture timeless style and contemporary convenience, this Torrens-titled residence takes dual-level modern luxury to two whole new levels. Rising over its tightly held street that keeps both city and coast on close hand, the monochromatic façade fuses an enduring blend of rustic red brick with crisp white panels, warm timber battens and a monument garage door to create a stylish first impression. Spanning across 236sqm of total living, the lower level focuses on a free-flowing open footprint - the perfect place to both recharge and carry out day-to-day duties. From cooking weeknight meals in a kitchen that's sleek from head-to-toe, entertaining at the adjacent dining table and cherishing family movie time on the couch - this space is sure to be well-frequented. Black framed glass doors grace this space with an incredible sunny glow, sliding open to integrate an effortless option to dine alfresco under the breeze of the matte black ceiling fan. Extending to a bonus backyard brimming with a continuous theme of lush greens, you'll find ample lawn, a thriving veggie patch and fruit trees. All securely wrapped in good neighbour fencing - creating a fun play space and easy-care environment thanks to automatic irrigation. Upstairs, an extra functional layer is offered by a second living zone, incorporating more built-in storage a study nook for both school homework and working-from-home. Durable carpets line a three-bedroom wing, creating a hard-wearing and soft slumber zone with built-in robes for each family member. Both the ensuite of the master and main bathroom combine timeless tones of grey, white and timber to elevate your morning routine. Backed by an impressive 7.77kW solar system and 10.1kW battery, you can feel free to maximise use of the powerful ducted air conditioning system, comfortably heating and cooling both levels for year-round contentment. Offering and exceeding every luxury you've come to expect with a contemporary home, the location is ready to level-up your lifestyle with a short walk to Stanley Street playground, an easy 8km journey to the CBD via local bus and tram stops, along with proximity to quality schooling, shopping amenities and the nearby coastline. Even more to love: - North-facing frontage- 21 panel 7.77kW solar system with battery (10.1kWh battery capacity)- Secure garage with internal access- Further off-street driveway parking- Walk-in robe to master- Built-in robes to bedrooms 2 & 3- Stone benchtops to kitchen- Stainless-steel gas cooktop, electric oven & Bosch dishwasher- Downstairs powder room providing a third toilet - Separate bath- Security system- Ceiling fans- Irrigated front & rear gardens- Garden shed- Zoned for popular Glenelg Primary & Hamilton Secondary College- In the catchment for Dunbar Terrace Kindergarten- Proximity to Immanuel, Sacred Heart, Westminster & Our Lady of Grace Land Size: 324sqm Year Built: 2017 Title: Torrens Council: City of Marion Council Rates: \$2117.27 PASA Water: \$197 PQES Levy: \$170.95 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.