

**37 Albion Avenue, Glandore, SA 5037**

**NOAKES  
NICKOLAS**

**Sold House**

Wednesday, 21 February 2024

37 Albion Avenue, Glandore, SA 5037

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 817 m2**

**Type: House**



Sam George  
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Zac Watts  
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**\$1,373,200**

Set on the curve of quiet Albion Avenue, this solid brick 1950s home on a generous 817m<sup>2</sup> slice of Glandore offers a beautifully updated home base with brilliant access to the Adelaide CBD and the best of the 'burbs from Glandore. Boasting four bedrooms, two bathrooms, two internal living spaces and a lengthy verandah as well as a dedicated study and huge rear studio, enjoy a very generous approx. 400m<sup>2</sup> of total living ideal for a family or large household. Behind secure fencing, low maintenance landscaping and a tidy rendered façade, step into the entry hall onto timber floors. You'll enjoy timber or timber look floors throughout the home. Two large bedrooms are fitted with wall-to-wall built-in robes, with a large feature fireplace for the largest front-facing bedroom as well as direct access to the first lounge, making for an ideal adult's retreat. The two bathrooms are split across the home, the larger fully-tiled with a family-friendly bathtub and modern vanity, and the rear offering laundry facilities. Open plan living begins with the kitchen and continues through the rear living/dining, with the atmosphere set by exposed timber beams and pendant lighting. A welcoming kitchen presents everything you need to cook up a storm, including a large gas cooktop and stainless steel electric oven and dishwasher. Flow outdoors and embrace dining Alfresco under the verandah, wrapped in shade blinds to take the sting out of the warmest summer days, while you'll be relishing that north-easterly sun in the cooler months. It's so easy to imagine hosting your next family or friends celebration here! A water feature lies at the centre of the irrigated gardens, and to the rear, a huge studio rises under raked ceilings, forming a perfect space for guests, teens, noisy hobbies, or to work from home. Endlessly practical and very spacious, this excellent family home is ready to provide for your household in the coastal and city-centric suburb of Glandore. Close to the Coles and Kmart of Kurralta Central, pick up your morning coffee at Beckman Street Deli, jump on the tram to Glenelg's Jetty Road, precinct or the CBD, and enjoy the best of Adelaide at your fingertips from Albion. More features to love:- Daikin reverse cycle ducted A/C plus split system A/C and heater to living/dining- Secure four car carport and further off-street parking- Large unattached rumpus/studio with A/C and sink- Powered workshops and shed with sink- Secure alarm system- 6.6kW solar system- Gas hot water system- Rainwater tank and irrigated front garden- Zoned to Adelaide High, Adelaide Botanic High and Black Forest Primary, walking distance to and within the catchment area for Glandore Community Kindergarten- Moments to Stop 7 Glandore tram stop, Emerson railway station and Anzac Highway bus stops- Just 3.5km to the Adelaide CBD and 5km to Glenelg

Land Size: 817sqm Frontage: 17.68m Year Built: 1952 Title: Torrens Council: West Torrens Council Rates: \$1726.15 PASA Water: \$209.28 PQES Levy: \$141.55 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.