

**38 Maxwell Terrace, Glenelg East, SA 5045**



**House For Sale**

Wednesday, 3 April 2024

38 Maxwell Terrace, Glenelg East, SA 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 501 m2**

**Type: House**



Glenn Pagano  
0408895085

**\$1.1M - \$1.2M - Auction 20/04 @ 4pm USP**

RLA 252 299 Auction onsite Saturday 20th April @ 4pm unless sold prior This could be your opportunity to become part of the thriving Glenelg East community. With the variety and convenience of Jetty Rd and the lifestyle of the beach and Holdfast Marina, you'll have all the ingredients you need to live your best life! Sitting on a generous block of approx. 501m<sup>2</sup>, this freestanding, Torrens Title home is as well-proportioned as the land it sits on. All three bedrooms are doubles with the master including a bay window, walk-in robe and ensuite as you would expect. A huge, covered courtyard is centrally positioned and makes an ideally private and protected space to entertain. Stunning hardwood floors lead you down the hallway and open into the unsurprisingly large, light filled, open plan living space. This beautiful living environment overlooks the rear lawn and gardens. A yard that's large enough to get your hands dirty if you like, without taking up all your time maintaining. The absolute convenience of having the City-Glenelg tram deliver you from the beach or the city to your doorstep cannot be understated. Other features of this exciting home to love: > Auto roller garage door with rear roller door also > Ducted reverse cycle air conditioning > Large, three-way main bathroom > Spacious laundry with plenty of storage > Gate access down both sides of the house > Gas cooking, dishwasher and walk-in pantry > Ducted Vacuuming Quality homes in great suburbs don't come along every day. Please make time to come and inspect this exciting opportunity and secure your future in the heart of one of our most vibrant coastal suburbs. Council Rates: \$2,306.85 SA Water: \$1,002.92 ESL: \$515.50 "The Vendor's statement may be inspected at our offices at 42 Brighton Road, Glenelg, for three (3) consecutive business days immediately preceding the auction; and at the auction for thirty (30) minutes before it commences"