

**38B Kipling Avenue, Glengowrie, SA 5044**



**House For Sale**

Thursday, 16 November 2023

38B Kipling Avenue, Glengowrie, SA 5044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 298 m2**

**Type: House**



Glenn Pagano  
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**\$720,000 - \$770,000**

RLA 252 299 This delightful Torrens Title home is an exciting opportunity for several different purchasers. First home buyers and couples are going to love the chance to move into such a highly desired suburb at an affordable level. This home may also allow people looking to downsize to stay in the location they have loved to live. Strong rental demand and outstanding historic growth will excite the investors. No matter why you want it I'm sure you'll appreciate the fresh coat of paint and new carpets. Both bedrooms include built-in robes. The cleverly designed two-way bathroom means it can be accessed from the hall or utilized as an ensuite to the master bedroom. A second toilet off the laundry is very convenient. The north facing rear yard floods the open plan living space with beautiful natural light. Speaking of the yard, a total land size of 298m<sup>2</sup> means there's plenty of room out the back. Well-established gardens create privacy and wonderful space to sit and enjoy or get your hands dirty if you like to. An automatic garage also features a rear roller door that allows access to one of the two courtyard spaces. The popularity and growth of Glengowrie has made it unachievable for many people who would love to call it home. 38B Kipling Ave may provide a rare window of opportunity to secure your spot in this brilliant suburb. Surrounded by high quality homes within arm's reach of Glenelg Beach and Jetty Road, you'll love living in Glengowrie. Council Rates: \$1519 SA Water: \$646.80 ESL: \$280.70