

3E Aroona Avenue, Glenelg North, SA 5045

House For Sale

Wednesday, 22 November 2023



3E Aroona Avenue, Glenelg North, SA 5045

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Rhys Digance
0404422155



Thomas Nicholas
0420306972

\$850k - \$900k | Offers Close 11/12 (USP)

Best Offer By 11th of December (USP) Perfectly situated within the heart of Glenelg North, this spectacular two-storey home has been built to an exceptional standard, presenting all the right elements for families looking to enjoy a contemporary, low-maintenance lifestyle for many years to come. Occupying a commanding position, overlooking the picturesque Golflands Reserve, this immaculately presented family residence boasts space and style across two levels of modern living. Striking in its design, the home offers ultimate functionality and versatility across a family-friendly floorplan which features four generously sized bedrooms including both a downstairs and upstairs master/guest suite, living areas on both levels, open plan kitchen, secure off-street parking and low maintenance grounds which completes the package for those looking to entertain family & friends.

Key Features:- Light filled, open plan kitchen living and dining area- Designer kitchen complete with gas cooktop, soft close storage & stone top island bench- Four generous sized bedrooms, all include floor to ceiling built in robes- Master bedroom includes floor to ceiling built in robe, private balcony overlooking the Golflands Reserve and ensuite complete with shower, vanity and toilet - Central family bathroom with shower, bath, vanity and toilet- Fourth bedroom located on the ground floor with separate shower and toilet - perfect as a guest room or downstairs master- Second living area on the second level overlooking the Golflands Reserve- Separate laundry with ample bench & storage space- Ducted air conditioning throughout for year round comfort- Floating timber floorboards throughout lower level- Additional storeroom located beneath the staircase- Secure double garage with automatic roller door & direct internal access

Set in a highly desirable location, just minutes from the renowned Glenelg Beach, and with immediate access to a variety of great local shops, café's, gyms, and restaurants along Jetty Road & the Marina Pier - you'll be certain to enjoy a stress-free lifestyle of the highest class. There's something for everyone in Glenelg North with picturesque reserves, reputable schools and public transport in every direction, your future awaits.

Specifications: Year Built / 2016 Council / Holdfast Bay Council Rates / \$330 PQ

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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416