

44A Stanley Street, Glengowrie, SA 5044



Sold House

Thursday, 22 February 2024

44A Stanley Street, Glengowrie, SA 5044

Bedrooms: 4

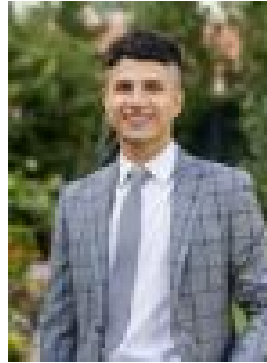
Bathrooms: 2

Parkings: 2

Type: House



Rod Smitheram
0417626037



Nathan Viola
0424793656

\$1,325,000

Welcome to 44A Stanley Street, an exquisite residence situated in the heart of Glengowrie, offering a harmonious fusion of coastal serenity and modern luxury living. Nestled in the highly coveted Glengowrie locale, this property presents a captivating blend of effortless living and refined elegance, just a brief 5-minute drive from the bustling Jetty Road Glenelg, renowned for its charming cafes, eclectic restaurants, and chic boutiques. Step through the secure wooden door to be greeted by a grand hallway that leads to an expansive open-plan living and dining area. The living space emanates a welcoming ambiance, centered around a striking fireplace that creates a cozy retreat on cooler days. The gourmet kitchen is a culinary masterpiece, boasting an impressive island bench, ample storage, stainless steel appliances, and a gas stovetop. A second living room has been transformed into a sophisticated home theatre, offering a sanctuary for relaxation and entertainment. Ascending the stairs, you'll discover four generously sized bedrooms, three of which feature meticulously crafted built-in robes. The master bedroom is a haven of luxury, showcasing a walk-in robe, a spacious fully tiled ensuite bathroom with a double sink, and access to a delightful balcony area. The remaining bedrooms are serviced by a main bathroom, complete with a luxurious deep bathtub for unwinding after a long day. Large sliding doors beckon you to the rear yard, where an undercover alfresco dining area awaits - an idyllic setting for hosting gatherings or enjoying leisurely evenings outdoors. The well-manicured lawn provides a perfect playground for children to explore and play. Additional features of this remarkable home include a double garage for secure parking, reverse cycle ducted air conditioning, ceiling fans in each bedroom, and a dedicated wine room with under stairs storage. Location is paramount, with the sandy shores of Glenelg South Beach just a stone's throw away. The Glengowrie Tramline stop is conveniently located within walking distance or a short 3-minute drive, offering easy access to the vibrant CBD. Westfield Marion, a mere 6-minute drive away, caters to your retail needs. Families will appreciate the convenience of school zoning to Glenelg Primary School, as well as proximity to other great educational institutions such as Immanuel College, Sacred Heart College, and Westminster School. Embrace the coastal lifestyle and unparalleled luxury that 44A Stanley Street has to offer - a residence where every detail is meticulously designed to elevate your living experience.

What we Love:

- Highly sought-after Glengowrie location
- Short 5-minute drive to Jetty Road Glenelg
- Spacious open-plan living and dining area
- Magnificent fireplace in the living area
- Modern kitchen with island bench and stainless steel appliances
- Second living room converted into a stylish home theatre
- Three spacious bedrooms with built-in robes
- Master bedroom with walk-in robe and fully tiled ensuite
- Main bathroom with deep bathtub
- Rear yard with undercover alfresco dining area
- Established, well-maintained grassed area
- Double garage for secure parking
- Reverse cycle ducted air conditioning
- Ceiling fans in each bedroom
- Wine room with under stairs storage
- 5-minute drive to Glenelg South Beach
- Walking distance or 3-minute drive to Glengowrie Tramline stop
- Convenient access to the CBD
- 6-minute drive to Westfield Marion for retail needs
- School zoning to Glenelg Primary School
- Proximity to quality schooling options: Immanuel College, Sacred Heart College, Westminster School

Auction: Saturday, 9th March 2024 at 12:00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.