

47 Frederick Street, Glengowrie, SA 5044



Sold House

Thursday, 16 November 2023

47 Frederick Street, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Nazz Mina
0451517138



Rod Smitheram
0417626037

\$935,000

Situated in the heart of Glengowrie is your opportunity to secure this primely positioned solid brick quality home that stands proud on an enviable corner block and glorious Glenelg Beach at your doorstep. Set between the city and sea, in a superb family friendly location just minutes to the cosmopolitan lifestyle offerings of Jetty Road and an easy 15-minute commute to Adelaide's CBD via the City to Bay tram, this home is sure to impress! Nothing says welcome like a white picket fence, the perfect entry to an updated, spacious family home that is sure to impress the most astute buyer. This much-loved family home is the ideal opportunity for those seeking a convenient, effortless modern lifestyle. A meticulous design that utilises space and functionality, this property also ticks all the investor boxes, offering great transport links, schools, shopping and excellent rental potential! Step inside to modern light filled living, a stylish space where cleverly designed seamless connectivity is perfectly considered to meet every resident's needs. Gleaming timber floors and soothing neutral tones grace the interior, creating the inviting ambience of this home. Featuring three generously sized bedrooms with built in robes, there is plenty of space to move and play for first home buyers, professionals, retirees, young families and singles taking that first step on the property ladder and downsizers looking for a carefree lifestyle close to the city centre and beach. Whipping up meals for friends and family is a delight in the cleverly designed contemporary chef's kitchen with loads of natural light filling the centrepiece of the home. Unleash your inner chef amidst sleek stainless-steel appliances, on trend pendant lights and contemporary cabinetry packed with storage space, keeping workspace timber benchtops decluttered and wine-ready for relaxed entertaining. It's no secret why many home buyers choose to settle in or invest in Glengowrie; from the reputable schools and recreational lifestyle it provides, to the wonderful seaside charm nearby. It's a hit with those looking for a beachside lifestyle just a few minutes from cosmopolitan Glenelg Beach, premier Glenelg Golf Club and popular Jetty Road cafes and restaurants. There's nearby sailing, fishing and boating, coastal and river walking trails, bike paths, a sports complex, swimming centre and plenty of public reserves that make Glengowrie a great place for outdoor activities. Enjoy glorious gin tastings at Threefold Distillery and brilliant seaside eateries at Marina Pier all nearby - because life is for living! Rundle Mall, Kurralta Central, Harbour Town, Jetty Road Glenelg and Westfield Marion are just a short commute for a retail fix and neighbouring access to quality schools such as Montessori House, Glenelg Primary, Our Lady of Grace, Immanuel Primary, St Peter's Woodlands Grammar, Sacred Heart College, Immanuel College and Westminster providing quality education will set the kids on a thriving path - it's all here! What we love:

- Location, location, location - our state's best coastal metropolitan lifestyle precinct at your fingertips!
- Ideally positioned midway between the beach and CBD, this residence offers the best of both worlds
- Enviable corner block
- Beautifully composed contemporary, light filled open plan living and dining
- Neutral tones throughout providing the perfect base for stylish living
- 2.7M ceilings and glossy timber floors
- 3 generous bedrooms, all with built-in robes and ceiling fans
- Ducted reverse cycle air-conditioning and heating for year-round comfort
- Lounge with large picture windows and views to the front yard
- Modern Farquhar kitchen with ample cupboard and bench space, contemporary stainless-steel appliances including electric cooktop, oven and dishwasher
- Spacious bathroom with separate shower and bath
- Updated separate laundry with ample built in storage
- Separate toilet
- Good sized private, low maintenance rear yard with garden shed
- Carport
- Fantastic school zoning and access
- Easy access to public transport to the city and Glenelg Beach
- Potential for great rental return
- Nothing to do, just move in!

Auction: Thursday, 30th November 2023 at 6.30pm (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.