

# 47A Johnstone Street, Glengowrie, SA 5044

NOAKES  
NICKOLAS

## Sold House

Tuesday, 15 August 2023

47A Johnstone Street, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 2

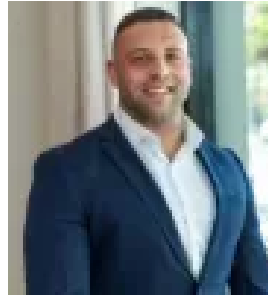
Parkings: 2

Area: 393 m2

Type: House



Callan Eames  
0881663989



Jordan Tresidder  
0881663989

**\$1,011,500**

With the mecca of Glenelg well and truly in its sights, 47A Johnstone delivers an infinite expanse of family luxury, creature comfort and north-facing entertaining capabilities on a 393sqm share of this in-demand seaside suburb. From the immaculate detached streetscape, aggregate parking and paths lead to secure extra-wide garaging behind a timber roller door, granting internal entry to a three-bedroom dual-living footprint built around family functionality with an overarching sense of chic sophistication. Polished tiles reflect 2.7m square set ceilings, switching to plush carpets to mark the beginning of a master-worthy retreat, inclusive of ample walk-in robe, opulent floor-to-ceiling tiled ensuite with dual vanity and filled by decadent south-facing sunshine. For the younger generation, two additional bedrooms form their own self-sufficient zone, each fitted with clutter minimising built-in robes and affording central access to both a second versatile living space and private courtyard. High traffic mornings and bath times are made easy thanks to the adjoining three-way main bathroom - also tiled floor-to-ceiling but this time fitted with deluxe freestanding bath to multiply the bubbles and wash away the day's dirt. Moving on to ample open plan living and dining, you'll love the way the unencumbered island bench integrates and anchors the sleek kitchen set upon stone benchtops, providing a space to gather and graze whilst dinner is prepared with assistance from a suite of Smeg appliances including induction cooktop, conventional oven, combi-steam oven and warming drawer. Conceal the post-dinner dishes in the convenient butler's pantry, extending the storage with wall-to-wall cabinetry, additional sink, even more bench space and a Miele dishwasher. Commercial grade stacker doors lend a seamless transition to the north-facing entertainer's alfresco, the perfect spot for an afternoon BBQ with friends or evening glass of wine, whilst Clipsal Bluetooth speakers provide a chilled soundtrack alongside that fresh sea breeze. Good neighbour fencing wraps around a surprisingly spacious patch of low-maintenance irrigated lawn, sure to keep both kids and pets happy with close to zero upkeep required. Outside your front door, enjoy an easy city to bay commute via the nearby tram, stop off for your morning latte at Spellman's Social, enjoy nights off cooking at Morphett Arms and take a short stroll down the cultured strip of Jetty Road to enjoy fish & chips on the sand with an unbeatable coastline sunset. The school run is made extra convenient with proximity to the highly sought likes of Our Lady of Grace, Immanuel College, St. Peter's Woodlands, Westminster, St. Mary's Memorial, Immanuel College and Sacred Heart, along with zoning for in-demand Glenelg Primary and Springbank Secondary. Its game, set, match for the ultimate family life on sea-loving Johnstone...Even more to love: • Circa 2018 boutique build • Torrens-titled allotment • App-controlled intercom • Guest powder room • Quality matte black fittings throughout • Custom built-in cabinetry & shelving • Ducted R/C air conditioning • Ceiling fans to bedrooms & alfresco • Irrigated, low-maintenance front & rear gardens • Instant gas HWS • Proximity to local shopping amenities, Westfield Marion, Flinders University & Hospital All of this and so, so much more...Land Size: 393sqm Frontage: 9m Year Built: 2018 Title: Torrens Council: City of Marion Council Rates: \$2467.68 PASA Water: \$199.69 PQES Levy: \$172.60 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.