

50 Harding Street, Glengowrie, SA 5044



House For Sale

Saturday, 9 December 2023

50 Harding Street, Glengowrie, SA 5044

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 739 m2

Type: House



Greg Lewis

0419810180

\$1,100,000 - \$1,200,000

First National Lewis Prior takes pride in presenting this property to the market. Add your own touches and reap the rewards or enjoy the location for now, whilst you plan your future development. This solid 1960's home has been extended and upgraded along the way to cater for the current family for many decades. The flexible floorplan provides 3 generous bedrooms with built in robes & ceiling fans, alternatively a 4th bedroom rather than a home office. With a central kitchen, entertaining and lifestyle is a breeze. Easy access to the formal dine with light bright and airy views to the back yard from the large rear lounge. Heating and cooling are catered for with a gas wall furnace and ducted evaporative air conditioning. The extension has provided a big second bathroom complete with a tub, shower, vanity and toilet. A must have for the growing family. Externally there is ample space for at least 3 cars off street with front and side access under the carport. The rear workshop has loads of bench and storage space making it perfect for the home hobbyist, artist or an update to provide a play room for the kids. This location is sought after for many reasons. Of course the proximity to Glenelg for the shopping and beach lifestyle is paramount, however there is also great options for schooling nearby with Brighton Secondary School and Sacred Heart College so close. Excellent Primary Schools too with Glenelg, Brighton, Paringa Park and Warradale all within easy reach. Being a 739m² corner allotment in the General Neighbourhood Zone of Marion Council gives you a myriad of options. Live in and enjoy knowing long term you have a valuable development site. Investors can buy knowing a steady income stream from a rental point of view is assured. Add to this just knowing the capital growth for this rare piece of land in this location has historically been above average makes it a very sound option. The choice is yours! We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you. For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Greg Lewis or Paul Harris Council Rates: \$2,249.59 p.a. SA Water: \$204.68 p.q. ESL: \$394.05 p.a.