

**55 Baker Street, Glengowrie, SA 5044**



**Sold House**

Wednesday, 10 January 2024

55 Baker Street, Glengowrie, SA 5044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 700 m2**

**Type: House**



Rod Smitheram  
0417626037



Tom Hall  
0477749696

**\$1,160,000**

Perfectly located in the popular suburb of Glengowrie, this solid brick home offers a perfect blend of comfort and potential, making it an ideal choice for families, renovators and those looking for some space to enjoy the suburb lifestyle Glengowrie has to offer. Sitting on an impressive block size of approximately 700m<sup>2</sup> with an 18.2 meter frontage and a 38.1 meter depth, this property opens doors to development potential, all subject to City of Marion Council consent. The solid brick residence, coupled with its sizable grounds, presents endless possibilities for those with a vision. Boasting three bedrooms and two bathrooms, the residence provides ample space for a growing family or an excellent investment opportunity in the thriving real estate market. The heart of this home lies in its updated kitchen, featuring modern stainless steel appliances, including a convenient dishwasher and gas cooking facilities. The stylish design and functional layout make meal preparation a delight. Step into the living areas with beautiful timber floorboards that add warmth and character to the space. The seamless flow between the kitchen and living areas creates a homely atmosphere, enhancing the overall appeal of the home. Updates extend to the laundry and second bathroom, ensuring both functionality and style. The modern amenities and attention to detail in these spaces contribute to the overall comfort and convenience of daily living. As you venture outside, a great outdoor area awaits, featuring a large pergola that provides an ideal setting for entertaining friends and family. The addition of a pool further enhances the outdoor experience, offering a refreshing escape on warm summer days. Located just minutes away from the cosmopolitan Glenelg Beach and Jetty Road where you can experience the local cafes, restaurants, and specialty shops you can then jump on the nearby tram stop and make your way into the heart of the Adelaide CBD. Within close proximity to the popular Westfield Marion and quality schools including Glenelg Primary School (zoned), Hamilton Second College (zoned), Sacred Heart College and Immanuel College, you are truly set in a lifestyle location! Features: • Spacious bedrooms with built-in robes and ceiling fans • Two large living and dining zones • Updated kitchen with dishwasher and gas cooktop • Second bathroom with bathtub • Updated laundry with ample storage • Large outdoor entertaining area and swimming pool • Block size approximately 700m<sup>2</sup> - 18.2m frontage x 38.1m depth • Development potential, subject to City of Marion Council consent • Ducted reverse cycle air conditioning for year-round comfort • Single carport with roller door & external access plus extra rear garage • Large established grounds with a garden shed • Solid brick residence with endless potential Auction: Saturday 27th January 2024 at 2:00pm (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.