

**6/7 Willoughby Avenue, Glengowrie, SA 5044**

**HARRIS**

**Sold Unit**

Friday, 5 April 2024

6/7 Willoughby Avenue, Glengowrie, SA 5044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 97 m2**

**Type: Unit**



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**\$660,000**

Quietly positioned at both the rear of a small group and end of a private cul-de-sac, this two-bedroom unit has undergone a complete remodel to offer a sunny and secure home base by the seaside. Promising an easy-care disposition and even easier set-and-forget investment, the prime location adjacent Willoughby Avenue Reserve and playground, along with 700m proximity to the tramline is guaranteed to suit a vast variety of property seekers. Brand new plush carpets bring a soft warmth to the footprint, beginning with an open plan hub of living and dining. Remodelled to offer a stylish yet functional space, the kitchen is appointed with a freestanding gas cooker, timber benchtops and spacious walk-in pantry. An archway leads through to two generous bedrooms – the main boasting built-in robes and ceiling fan whilst bedroom two offers a perfect nook to fit a desk – serviced by a main bathroom with separate bath and toilet. Kept ultra-private and extra secure within high fencing, the paved courtyard grants a long stretch of entertaining space, surrounding hedging, plus both a thriving veggie garden and citrus trees to add an extra fresh garnish to your nightly salad or cocktail. Just a stroll to premier schooling, cafés, restaurants, shopping amenities, boutiques and the seaside, you'll get more out of every day from your very own slice of the coastal cusp. Even more to love:

- Carport behind automatic roller door
- Additional off-street visitor parking
- Separate bath & toilet
- Freshly painted throughout
- Brand new plush carpets
- Split system R/C air conditioning
- Gas heater to lounge
- LED downlights
- Garden shed
- Short stroll to Spellmans' Social & Bayside Village
- Just 2.5km to Glenelg beach
- Zoned for Glenelg Primary & Hamilton Secondary College
- In the catchment for Dunbar Terrace Kindergarten
- Easy access to Our Lady of Grace, Immanuel College, St. Mary's Memorial

Specifications: CT / 5018/832 Council / Marion Zoning / GN Built / 1984 Council Rates / \$1,176.00pa Strata/Community Rates / \$602pq Strata/Community Manager / Whittles Emergency Services Levy / \$112.70pa SA Water / \$153.70pq Estimated rental assessment / \$500 to \$530 per week / Written rental assessment can be provided upon request

Nearby Schools / Glenelg P.S, Plympton International College, Forbes P.S, Ascot Park P.S, Hamilton Secondary College, Springbank Secondary College

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