

7 Rowell Avenue, Glenunga, SA 5064

HARRIS

Sold House

Thursday, 16 November 2023

7 Rowell Avenue, Glenunga, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 547 m2

Type: House



Daniel Oliver
0400877705



Daniel Stewart
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\$1,400,000

Bestowing picture-perfect appeal from its private position on tree-lined Rowell Avenue, this beautiful reproduction of a bay window villa brings a nostalgic charm and modern versatility to its Torrens-titled 547sqm (approx.) allotment. Privately housing vehicles off-street behind lockable gates and within the secure garage, the façade is graced by a flourishing Crepe Myrtle tree and irrigated gardens beds. Casting a glow over the front-facing master bedroom that features plush carpets, walk-in robe and ensuite, the stained-glass bay window accompanies a built-in bench seat providing the perfect place to sit and soak up the sun while reading the morning news. Further down the hall, two further bedrooms sit side-by-side and boast built-in robes - both enjoying direct access to a main bathroom with sublime outlook to the central courtyard from the corner spa bath. From here, a large living room grants enough space to both formally dine and entertain, before extending to a modern open plan hub that creates a more fluid and flexible zone for day-to-day duties. With a functional kitchen at the helm, you'll be inspired to get creative with the nightly meal, assisted by quality stainless-steel appliances and a mesmerising rear outlook through a bevy of picture windows. Waiting to brighten each day as you sip your morning espresso, the pitched pergola lets the sunshine in and keeps the rain out, enjoying the best of the spacious yet low-maintenance gardens - suitable for children, pets and a busy lifestyle. Conveniently located on the doorstep of Drakes Mini, Glenunga International High, Glen Osmond Primary and public transport, you'll love the ease of a popping out for last minute dinner ingredients and an easy morning school run followed by a quick city commute - all from your blissful home base on Rowell... Even more to love:

- Gas cooktop & dishwasher
- Floor-to-ceiling tiled main bathroom
- Security alarm
- Solar system
- R/C ducted air conditioning
- Ceiling fans
- Irrigated front & rear gardens
- Temp controlled gas HWS
- 5-minutes to the CBD
- Zoned for Glenunga International High, Glen Osmond & Linden Park Primary
- Proximity to Seymour, Loreto, Concordia & Prince Alfred College
- Boutique & gourmet local shopping at Burnside Village & Frewville Foodland

Specifications: CT / 5337/414 Council / Burnside Zoning / EN Built / 1989 Land / 547m² Frontage / 10.4m Council Rates / \$1,405.20pa Emergency Services Levy / \$216.30pa SA Water / \$243.05pa Estimated rental assessment / \$750 - \$780 per week / Written rental assessment can be provided upon request Nearby Schools / Glen Osmond P.S, Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409