

# 72 Gloucester Avenue, Belair, SA 5052



## House For Sale

Thursday, 11 January 2024

72 Gloucester Avenue, Belair, SA 5052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 865 m2**

**Type: House**



Shaun Thomas

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## Contact Agent

Auction Sat, 27th Jan - 1pm (usp) Experience the epitome of Belair lifestyle combined with urban convenience at this enchanting residence located at 72 Gloucester Avenue, Belair. Relax effortlessly on lazy afternoons under the covered deck, while twinkling lights set the stage for memorable family gatherings well into the evening. The property features three bedrooms, two bathrooms, and an updated kitchen seamlessly integrated under the main roof. An additional fourth bedroom or versatile rumpus room, with separate access, makes for an ideal teenage retreat, guest room, or a perfect work-from-home space. Boasting a large frontage, ample driveway space for extra cars, and meticulously landscaped grounds, this property is designed for those who appreciate the finer things in life and comfortable family living. The community of the suburb and lifestyle this home has to offer would be ideal for a family who are looking for a safe, caring, and social environment to grow together. The eco-friendly aspect is further enhanced with a 5kw (approx.) grid-fed solar system in place. More things we love about this home:

- Large garage, workshop and loads of storage ideal for tradespeople.
- Elevated undercover entertaining deck with views.
- Separate dining room
- Ample off-street parking providing sufficient room for vehicles, campers, boats or trailers.
- Large solar system
- Flexible floorplan
- Established gardens

This home is perfect for those who desire a Hills lifestyle without compromising on access to schools and amenities. Public transport is readily available with buses along Gloucester Avenue and trains from Pinera Station. Enjoy the convenience of walking to local kindergartens and schools. Discover local shops in both Belair and Blackwood, adding a touch of community charm to your everyday life. Seize the opportunity to make this exceptional property your own. For more information, contact Shaun Thomas from Ouwens Casserly. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403