

13 Churchill Avenue, Glandore, SA 5037

Tanner

House For Sale

Friday, 12 July 2024

13 Churchill Avenue, Glandore, SA 5037

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 715 m2

Type: House



Simon Bec Tanner
0402292725



Myra Brunning
0426121522

Auction | Contact Agent

Nestled in the heart of Glandore, this character stone-fronted family home, built in 1938, presents an outstanding opportunity. Set on a generous 715m² of land, this residence combines classic elegance with ample family living space. Having been in the same family for decades, it's now your chance to secure this exceptional opportunity. Upon entering through gorgeous art-dec glass doors, you are greeted by a grand entrance featuring architectural details and intricate mid-century ceilings. The formal sitting room, complete with a combustion fire, offers the perfect place to cosy up on the couch and relax. The large open plan kitchen and living area, creates a welcoming space ideal for both everyday living and entertaining. This area opens out to the generous garden, making it a lovely spot to spend time with family and friends. The garden boasts a charming gazebo, a sizeable garden shed, and plenty of room for a pool, offering endless possibilities for outdoor enjoyment. The home boasts four spacious bedrooms, several with built-in robes, providing ample room for a growing family. An additional study is ideal for a home office or a quiet retreat, next to the central atrium. What an incredible location: offering the rare combination of being close to both the coast and the city, allowing for a morning beach walk followed by a short commute to work. Additionally, the home is only ten minutes from the airport, making it convenient for frequent travellers. The proximity to Glandore Oval makes it easy to enjoy a game of football or a run with the family dog. For a delightful breakfast or coffee, Beckman Street Deli is your local go-to for delicious treats. This home is not only a testament to timeless design but also brimming with potential. Whether you envision modern renovations or preserving its classic charm, 13 Churchill Avenue offers a unique opportunity to create your dream home in a highly sought-after location.

More to Love:

- Zoned for Adelaide and Botanic High Schools: Providing excellent education opportunities.
- Close Proximity to Tram and Train Services: Convenient access to public transport.
- Gas Heater, Evaporative Ducted Air Conditioning, and Split System: Ensuring year-round comfort.
- Garden Shed, Solar Panels, and Rainwater Tank: Enhancing the home's functionality and sustainability.

It's our absolute privilege and pleasure to bring this property, to the market. Please Call Simon Tanner or Myra Brunning with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you.

Specifications: CT / 5727/689 Council / Marion Zoning / EN Built / 1938 Land / 715m² (approx) Frontage / 15.54m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Black Forest P.S, Plympton P.S, Edwardstown P.S, Forbes P.S, Adelaide H.S, Adelaide Botanic H.S, Mitcham Girls H.S

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