

14 Joan Avenue, Glengowrie, SA 5044



Sold House

Monday, 1 July 2024

14 Joan Avenue, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 785 m2

Type: House



Adam Keane

0421225630

\$1,460,000

Welcome to 14 Joan Avenue, Glengowrie - a property that promises immense potential in a prime location. This much-loved family home sits on a generous corner block and offers an array of opportunities. Whether you're looking to develop, renovate, or simply settle into a spacious residence, this property is sure to meet your needs. Step into the expansive living areas, where you'll find a dedicated dining space and a large family room. These areas are perfect for entertaining or enjoying family time, offering flexibility and room to spread out. The kitchen, centrally located, is ready to serve as the heart of the home, where meals and memories are made. The home features three large bedrooms, each equipped with built-in robes to provide ample storage space. With two well-appointed bathrooms, the practicality and convenience of this home are evident. A large rumpus room has the potential to become a fourth bedroom, study, or retreat, the options are endless! The evaporative cooling system ensures a comfortable climate throughout the year, while the electric hot water system adds to the home's efficiency. Outside, the property continues to impress with a large double garage and space for additional vehicles. The backyard features a pool that, with some love, could become the perfect summer retreat once again. Imagine spending warm days by the pool, creating a private oasis for relaxation and fun. Location is everything, and 14 Joan Avenue does not disappoint. Situated near Jetty Road, you'll have easy access to a variety of shops, including coffee shops, bakeries, and a supermarket on Cliff Street. Families will appreciate the proximity to Our Lady of Grace Primary School and the zoning to Glenelg Primary School, and the nearby tram provides convenient transport to the beach and other local attractions. The area is also home to the popular Morphett Arms Hotel and Holdfast Hotel, offering great dining and entertainment options. For those who love outdoor activities, a popular dog park is nearby, and also Glenelg Football Oval. Glengowrie is known for its lovely residential atmosphere, ensuring a peaceful and community-oriented environment. Don't miss this chance to secure a property with endless potential in one of Glengowrie's most sought-after locations. Whether you envision renovating to return this home to its former glory or developing it into something new, 14 Joan Avenue is the perfect canvas for your dreams.

What we Love:

- Generous corner block with immense potential
- Opportunities to develop, renovate, or settle into a spacious residence
- Expansive living areas with dedicated dining space and large family room
- Centrally located kitchen with breakfast bar
- Three large bedrooms with built-in robes
- Two well-appointed bathrooms
- Large rumpus room with potential for a fourth bedroom, study, or retreat
- Evaporative cooling system
- Electric hot water system
- Large double garage with additional vehicle space
- In-ground swimming pool for summer fun
- Close to Jetty Road with various shops, coffee shops, bakeries, and a supermarket on Cliff Street
- Proximity to Our Lady of Grace Primary School and zoned to Glenelg Primary School
- Nearby tram for convenient transport to the beach and CBD
- Close to Morphett Arms Hotel and Holdfast Hotel
- Popular dog park nearby for outdoor activities

Auction: Saturday, 20th July 2024 at 11.00am

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.