

3 Helmsdale Ave, Glengowrie, SA, 5044



House For Sale

Saturday, 10 August 2024

3 Helmsdale Ave, Glengowrie, SA, 5044

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

TIMELESS APPEAL IN PRIME LOCATION

Auction Location: On Site (USP)

Auction On Site: Saturday 17th of August at 4pm (unless sold prior)

Introducing 3 Helmsdale Avenue, a classic red brick residence nestled in the family-friendly suburb of Glengowrie. This austerity style home offers the generous accommodation and is set on a approximately 558m² allotment, providing ample space and comfort for family living.

Step inside to discover polished wooden floorboards throughout, three well-proportioned bedrooms each featuring built-in robes for optimal storage. The neatly maintained bathroom features a separate full-size bathtub, shower cubical and a sunlit vanity area.

The heart of this home lies in its inviting living area, complete with a charming fireplace, perfect for cozy evenings. The separate dining room connects seamlessly to a functional kitchen equipped with modern amenities, ideal for the enthusiastic home chef/entertainer.

Outdoor living is equally impressive with a low-maintenance rear yard including an undercover veranda area, perfect for outdoor entertaining or simply relaxing in the privacy of your own backyard. The property includes a garage, carport plus additional off-street parking. Additional features to this delightful home include ducted reverse cycle air-conditioning, kitchen water filtration system, Bosch dishwasher, and more.

Positioned in a prime location, this residence ensures easy access to top-tier local schools and seamless connections via public transport to the CBD and Marion, making public transport easy. A stone's throw from the cosmopolitan Jetty Road and the recreational Glenelg Beach shoreline and quick access to the popular Mike Turner Bikeway.

3 Helmsdale Avenue is more than just a residence; it's a lifestyle in the vibrant community of Glengowrie, brimming with friendly faces and boundless amenities. Seize this exceptional opportunity for prime coastal living and make this impressive residence your new family sanctuary. Don't miss out on this extraordinary offering!

This home is currently tenanted until 12/6/25.

For more information please contact:

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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