

37 Glenford Avenue, Myrtle Bank, SA 5064

GIORDANO
& PARTNERS

House For Sale

Thursday, 16 May 2024

37 Glenford Avenue, Myrtle Bank, SA 5064

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 799 m2

Type: House



Sally Turner
0411388650



Grant Giordano
0475770035

\$1,200,000 | Auction | June 1st, 11am

Set amongst serene leafy surrounds is this charming circa 1940 residence comprising 2 bedrooms and 1 bathroom plus parking for 4 vehicles and is complete with a modern light-filled extension overlooking lush, tranquil established gardens. Beyond the beautifully landscaped front garden with weeping ornamental mulberry and ornamental pear trees, one enters the home via a slate entrance ushering one into the formal living area with feature Vulcan heater and mantelpiece. From here, the formal dining area, with classic timber flooring, leads one to the recently updated kitchen which is sleek and capacious. The chef's quarters are outfitted with a quality Miele dishwasher, boasts a large island bench and a suite of built-in cabinetry which opens to the light-filled living and dining area. The heart of the home lies here in this spacious area where natural Northern light streams through creating a warm and inviting environment. The lush rear garden allows for outdoor entertaining and relaxation on a grand scale, transporting one to a world away from the hustle and bustle of the metropolitan area. Further features include:- Outdoor awnings- Ceiling fans- Ducted reverse cycle AC and split system AC- Garden shed- 2 x Rain Water Tanks- NBN Fibre to the Premises. Moreover, two generously sized bedrooms, both with built-in robes, are conveniently serviced by the central, modern fully tiled bathroom with attractive lead-light. This charming residence is ideal for those seeking entry into the prestigious suburb of Myrtle Bank and also suits astute downsizers wanting the simplicity of a convenient, low maintenance home within 10 minutes from the CBD whilst also being in close proximity to popular Highgate Village, Arkaba Shopping Centre and award-winning Frewville Foodland. Zoned to Highgate and Glen Osmond Primary Schools, Unley High School and with a plethora of elite private schools and public transport nearby, for those seeking a relaxed lifestyle in a botanic garden setting, 37 Glenford Avenue awaits.