

**65 Maxwell Terrace, Glengowrie, SA, 5044**



**House For Sale**

Monday, 23 September 2024

65 Maxwell Terrace, Glengowrie, SA, 5044

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Charming Character Home in an Ideal Location

Best Offer By 7th of October at 12pm (USP)

Originally constructed in 1930 and meticulously maintained, explore the perfect dwelling in the highly desirable suburb of Glengowrie. This home presents a rare and thrilling opportunity to purchase in one of the most sought-after locations. Nestled on the exclusive Maxwell Terrace, this character-filled home is perfect for first home buyers, downsizers or the astute investor.

The home offers a light filled living area, functional kitchen and three generous sized bedrooms, all including built in robes. Entertainers will be drawn to the stunning rear yard which features a large undercover entertaining area overlooking the low maintenance rear yard perfect for entertaining friends and family.

### Key Features:

- Functional kitchen with gas cooktop, overhead storage, ample cupboard space and breakfast bar
- Light filled dining and lounge room at the front of the home
- Three generous sized bedrooms – all include built in robes
- Bedroom three ideal as a study
- Central family bathroom with shower, vanity and toilet
- Laundry with additional storage and direct external access
- Large undercover entertaining area overlooking the low maintenance yard
- Grassed rear yard perfect for kids and pets
- Single car garage with roller door access
- Lock up shed at rear
- Ample off street parking available
- Porch at the front of the home – perfect to enjoy your morning coffee
- Ducted air conditioning throughout
- Timber floorboards throughout

Ideally situated within walking distance of public transport only steps from your front door, you'll be sure to embrace the convenient lifestyle on offer in Glengowrie. This is a true lifestyle location, merely minutes away from the pristine beaches of Glenelg, Glenelg South & Somerton Park, and just a short commute to Westfield Marion or Jetty Road Glenelg, providing immediate access to trendy café's, award-winning restaurants, and quality shopping to fuel the lifestyle of your dreams.

### Specifications:

Year Built / 1930

Land Size / 463m<sup>2</sup>

Council / City of Marion

Council Rates / \$451 PQ

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 254416.