

28 Joan Avenue, Glengowrie, SA 5044



Townhouse For Sale

Tuesday, 25 June 2024

28 Joan Avenue, Glengowrie, SA 5044

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 235 m2

Type: Townhouse



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Thanh Vong
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\$1,230,000

Kolibia Real Estate welcomes you to this perfectly nestled family home just moments away from the vibrant Jetty Road Glenelg and the CBD-bound Tram stop. Step inside and be greeted by an inviting open-plan layout that seamlessly connects to a modern kitchen, complete with a sleek island bench and stainless steel appliances, making cooking a breeze. Plus, the handy butler's pantry for all your storage needs! This family-friendly retreat boasts four generously sized bedrooms, each equipped with built-in robes for easy organisation. The lower-level guest bedroom is accommodated by the main bathroom and a built-in robe, while the second-storey master bedroom offers the ultimate luxury with its own en suite and walk-in robe. And let's not overlook the upstairs main bathroom with a bathtub servicing bedrooms 2 and 3, perfect for unwinding after a long day. But the perks don't stop there – enjoy the comfort of reverse-cycle ducted air conditioning, the warmth of carpet to second floor, the ease and convenience of floating floor boards to the ground floor, and the convenience of a double garage with a laundry. Step outside and discover a world of convenience with a leisurely 15-minute stroll to the tram station, whisking you away to the CBD in just 25 minutes. And when it's time to indulge, the world famous Jetty Road Glenelg is just a short 5-minute drive away, offering a plethora of shopping, cafes, and high-class restaurants for those fancy dinner nights out. Plus, with zoning for Glenelg Primary School (R-6) and Hamilton Secondary School (7-12), as well as nearby private schooling options like Our Lady of Grace Primary School and Immanuel College, your child's education is in good hands. What's not to Love? > Spacious open living and dining > Stylish kitchen with island bench and butler's pantry > Downstairs guest bedroom with en suite and built-in wardrobe > Upstairs master bedroom with en suite and walk-in wardrobe > Large linen press to upper landing > Built-in robes to 2nd and 3rd bedrooms > Central main bathroom with extra large shower > Ducted reverse-cycle air conditioning with zoning control > Floating floor boards to open plan living area and carpet to upper floor > LED downlights > Aggregate concrete to front and back outdoor area > Undercover entertaining area connecting house and garage > Privacy blinds to windows > 2340mm high doors throughout home > Double garage for hassle-free parking > 15-minute walk to tram station > 25-minute tram ride to Adelaide CBD > 5-minute drive to Jetty Road, Glenelg > Zoned for Glenelg Primary School (R-6) and Hamilton Secondary School (7-12) Don't miss out on this amazing opportunity to make this haven your own! Contact us today to arrange a viewing and start living your dream lifestyle. *Disclaimer: 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 inquiries and obtain their own legal advice.