



Family Fun For Everyone!



2A Filmer Avenue, Glengowrie

Sold for \$1,250,000 (Oct 19, 2024)

THIS PROPERTY IS CURRENTLY UNDER CONTRACT.

OPEN INSPECTION IS CANCELLED

Glengowrie has recently emerged as a golden opportunity for those looking to settle down, thanks to its close proximity to our glorious coastline and the ease of access to the City. The current owners have cherished this pet and garden-friendly home for over seven years, investing in its maintenance and well-being. Now, they are excited to pass it on to the next growing family. Let's explore why they love it so much.

This home boasts freshly painted interiors, providing a crisp and clean feeling throughout. Natural wood floorboards add warmth and character, while the wide hallway ensures ease of movement.

The main front bedroom features mirrored built-in robes, offering ample storage. There are two more bedrooms under the main roof and the spacious second bedroom, with its bay window feature, adds a touch of elegance to the space.

The large lounge room offers serene views of the front garden, creating a perfect spot for relaxation, and has a glorious gas log fire and ducted rc/ac, ensuring comfort all year round.

Property ID: L29389197

Property Type: House

Carports: 1

Open Parking: 2

Land Area: 647.0 sqm

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The chef-style kitchen is a culinary delight, featuring five-burner gas cooking, a beautifully large ceramic sink set within oak bench tops, ample cupboard space, a skylight, dedicated microwave nook, and a new dishwasher. The breakfast bar is ideal for casual meals and is adjacent to the open-flow dining space that opens out onto the expansive outdoor entertaining deck.

The versatile studio with raked ceilings is accessed from the undercover deck, and can function as an office, games room, retreat, or fourth bedroom, and includes a useful chalkboard wall.

The main bathroom has been updated with a new vanity and a shower over the bathtub. The laundry is both functional and convenient, with ample bench space, a second shower (or "mud" shower), and an adjacent toilet.

Air conditioning includes an updated ducted reverse cycle system for the main home, and a recently installed split system in the studio/fourth bedroom.

The outdoor area is equally impressive, starting with a native Australian cooking ingredient-based front garden, complemented by large garden beds and several fruit trees that produce delicious treats. A second car or trailer parking space is available, alongside a freshly painted front façade and landscaped garden that enhance the home's curb appeal. The front deck provides a serene spot to sit and enjoy the natural surroundings.

The double-length paved driveway offers ample parking, and the enclosed carport, complete with a roller door and storage space, ensures security and convenience.

The gated rear yard leads to a large, decked entertainment area, perfect for family gatherings. This area is equipped with a built-in music speaker system, a large cooling fan, drop-down screens, and attachable blinds, allowing you to extend your living area throughout the seasons.

The rear lawned space is pet-friendly, with additional veggie garden beds for the green thumb in the family. The fantastic in-ground swimming pool, with a recently replaced plastic liner, offers many more years of enjoyment. The pool pump has been upgraded with a new saltwater filter and associated equipment. The pool also benefits from a solar-heated hot water system, with solar panels replaced about four years ago. The home is powered by a 12-panel solar power system, adding to its energy efficiency.

This versatile home reveals new possibilities every time you explore it. Whether you're an extended family, a growing family, or someone with a creative spirit, this property caters to all lifestyles with its relaxed and inviting atmosphere.

Public transport is easily accessible, with the tram just a short bike ride or drive away. The home is ideally situated near the Morphett Arms Hotel, Stanley Street playground, dog park, tennis courts, Da Costa Reserve, Oaklands Wetland Reserve, and is just a five-minute drive to the beach, offering the perfect balance of convenience and leisure.

Council: City of Marion

Council Rates: \$2,316.40 per annum

SA Water: \$220.11 per quarter

ESL: \$181.75 per annum

Living Area: 158 sqm + 51sqm outdoor entertaining area (approx)

Land Size: 647 sqm (approx)

Year Built: 1960

Zoning: General Neighbourhood (GN)

Rental Appraisal : \$780 p/w (approx)