

**1/55 Helmsdale Avenue, Glengowrie, SA, 5044**



**House For Sale**

Tuesday, 26 November 2024

1/55 Helmsdale Avenue, Glengowrie, SA, 5044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Expansive Homette with Private Yard

Best Offer By 16th of December at 12pm (USP)

Ideally located in one of the most highly sought-after pockets of Glengowrie, this effortlessly stylish homette located at the front of a well maintained group of two offers all of the right elements for low-maintenance, high-quality living.

Solid in its construction and maintained to an immaculate standard, the homette delivers an exceptional use of space across a functional floorplan which is certain to suit first home buyers and downsizers, whilst also presenting significant opportunity for the astute investor.

This home features a light and bright kitchen with quality benchtops and sleek cabinetry, seamlessly connecting to the open-plan living and dining area. It also offers three generously sized bedrooms. Outside, you'll find a spacious and private rear courtyard. With landscaped lawns (on title) at the front and a decked entertaining area, it's perfect for kids to play and for hosting gatherings year-round.

### Key Features:

- Renovated kitchen complete with ample bench space, electric cooktop, built in pantry and sleek cabinetry
- Large dining area adjacent to the kitchen
- Light filled lounge room at the front of the home
- Three large bedrooms – bedroom two includes built in robe and ceiling fan
- Master bedroom complete with ceiling fan, built in robe and ensuite
- Central bathroom with bath, shower and separate toilet
- Laundry room with additional storage and direct external access
- Large and private rear courtyard
- Undercover decked area at the rear, perfect to enjoy year round
- Front grassed yard on title
- Secure carpark with automatic roller door
- Timber floorboards throughout
- Close to local shops, cafes & public transport

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 / 1976

Council / Marion

Council Rates / \$375 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