

**1 Coorilla Avenue, Glenelg North, SA, 5045**

**House For Sale**

Tuesday, 26 November 2024



**1 Coorilla Avenue, Glenelg North, SA, 5045**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Renovated Entertainer in a Desirable Coastal Locale

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

Positioned in one of South Australia's most desirable beachside suburbs, this beautifully renovated home is set on a quiet, tree-lined street just moments from Golflands Reserve. Perfectly suited for growing families or those seeking modern, low-maintenance living, this property offers an exceptional lifestyle opportunity for the growing family and those looking for easy care, modern living.

Featuring a highly functional layout, the home boasts three generous bedrooms, multiple spacious living areas, a timber kitchen with quality appliances, a renovated bathroom, and a stunning outdoor entertaining area. The large front and rear gardens, complete with lush lawns, provide the perfect setting for relaxation and hosting guests – this is an entertainer's dream!

### Key Features:

- Updated kitchen with gas cooktop, ample storage and quality timber breakfast bar
- Dining area adjacent to the kitchen
- Light filled living area with electric heater
- Three large bedrooms – Bedroom one and two includes built in robes with LED strip lighting and ceiling fans
- Bedroom three includes direct external access
- Second living area ideal as a home office or fourth bedroom
- Renovated family bathroom with free standing bathtub, shower and vanity
- Central laundry with additional storage and direct external access
- Undercover entertaining area overlooking to well manicured grassed yard
- Large, grassed yard with fruit trees, vegetable garden and gorgeous vined entertaining shade at the rear
- Secure front garden with direct access to the kitchen and dining area
- Expansive workshop with panel lift door allowing for additional car storage
- Undercover carport with roller door access
- Additional off street parking available
- Polished timber floorboards throughout
- Close to local shops, cafes & public transport
- Close to local schools

Situated in an outstanding beachside location, within walking distance of the breath-taking Glenelg and Glenelg North beaches, you'll appreciate the convenience of having excellent local shops, cafes, and public transport just steps away from your home. This unbeatable location encompasses amenities such as Jetty Road Glenelg, Wigley Reserve, Marina Pier, Colley Reserve, as well as reputable local schools and easily accessible public transport.

### Specifications:

Year Built / 1958

Land Size / 637m<sup>2</sup>

Council / West Torrens

Council Rates / \$386 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