

**10 Hardy Avenue, Glengowrie, SA 5044**

**HARRIS**

**House For Sale**

Wednesday, 8 January 2025

10 Hardy Avenue, Glengowrie, SA 5044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 447 m2**

**Type: House**



Anton Vizzari  
0418672130

**\$990,000**

Take a C1956 home and upscale it for light-filled, breezy modern living over every inch – 10 Hardy Avenue sets the benchmark for exactly how it should be done. Standing proud on a coveted corner slice of Glengowrie, meticulous attention to detail is carried from front fence to back boundary. From a timeless brick frontage that radiates street appeal, to crisp contemporary updates that harmonise with authentic mid-century character, to high ceilings and vast picture windows that guarantee an abundance of natural light over every inch, there's no shortage of calibre to covet. Polished timber floors sweep across an expansive front lounge, unfolding to a sit-in kitchen for easy flow. With stone-look bench tops and vertical tiling uniting a full suite of sparkling stainless-steel appliances, and breakfast bar primed for the morning rush and effortless entertaining, it's a home hub optimised for connected living. Stretching from main bedroom with walk-in robe and serene ensuite, to two additional bedrooms with built-in robes, the slumber zones ensure a floorplan you can grow in to, and not out of. All serviced by an updated family bathroom that boasts floor-to-ceiling herringbone tiling, ultra-wide wall-hung vanity, corner shower, and a freestanding bathtub primed for self-care soaks, making everyday routines more luxe than ever. An extensive veranda is set to host any and every event alfresco, soaking up northern orientation for abundant sunrays from first coffee to cocktail hour. An extensive shed is on-hand for passion projects, while a low-maintenance yard that provides just enough lush lawn and garden to please furry family members and green thumbs without ever demanding all your downtime, delivering an outdoor haven designed for maximum living and minimum upkeep. Perfectly placed between the city and the sea, you aren't just gaining a new address, but an elevated lifestyle. A short walk to the sand for summer swims, the Broadway for your caffeine hit or lazy brunch, and Da Costa or Stanley Street reserves to burn off energy at the playground, and a short drive to all the amenities, café culture, and nightlife of Jetty Roads at Glenelg or Brighton. Only a 20-minute drive to the city, with coveted zoning for Glenelg Primary School and Brighton High School ensuring a streamlined commute and school run. There's nothing to do but settle in and start thriving. More to love

- C1956 home, fully renovated 2024
- Off-street parking behind secure electric gate
- Video intercom system
- Ducted reverse cycle air conditioning
- Ceiling fans throughout, and to alfresco
- Mid-century features throughout – ornate mouldings, decorative cornices, high ceilings, picture windows, feature stone, wrought iron work
- Separate laundry with exterior access
- Polished timber floors and plush carpets
- Down and feature pendant lighting
- Exposed aggregate outdoor paving
- Irrigation system

Specifications: CT / 5720/916 Council / Marion Zoning / GN Built / 1956 Land / 447m<sup>2</sup> (approx.) Frontage / 16.57m Council Rates / \$2,214pa Emergency Services Levy / \$175.95pa SA Water / \$165.55pa Estimated rental assessment: \$690 - \$720 p/w (Written rental assessment can be provided upon request) Nearby Schools / Glenelg P.S, Warradale P.S, Ascot Park P.S, Brighton Secondary School, Springbank Secondary College 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409