

18 Barclay Avenue, Glengowrie, SA, 5044

NOAKES
NICKOLAS

House For Sale

Wednesday, 13 November 2024

18 Barclay Avenue, Glengowrie, SA, 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

A Low-Maintenance Lifestyle from a Coveted Coastal Corner.

Best Offers By 25/11 - Unless Sold Prior

Sitting in an exclusive pocket of Glengowrie and moments from cafés, reserves and city-to-bay tramline connection, this easy-care home base promotes a calming coastal lifestyle above all else.

Imparting an interplay of natural light and warm hues from the very beginning, a sunny bay-window master and two extra bedrooms are based around plush carpets and soft textures.

Both formal and open plan living zones create flexibility for families or entertainers, met in the middle by a quality-appointed kitchen with dual ovens and enough bench space for any celebration.

Benefitting from the north-facing sunshine, if you're not relaxing under the alfresco you can take an easy connection to city or bay via the nearby tram stop, grab a coffee from Spellman's Social, or head down Jetty Road to all the spoils of the metro coastline life is guaranteed to be both breezy and beautiful from Glengowrie.

Features

- Double garage with internal access, front & rear roller doors
- Coveted corner block
- Ensuite & walk-in robe to master
- Built-in robes to bedroom 2
- Quality pelmet curtains
- Undercover outdoor entertaining
- Easy-care gardens
- Ducted R/C air conditioning

Lifestyle

- 450m stroll to Glengowrie tram stop
- Just 3-minutes to Jetty Road & 15-minutes from the CBD
- Zoned for popular Glenelg Primary & in the catchment for Dunbar Terrace Kindergarten
- Proximity to Our Lady of Grace, SPW, Immanuel & Sacred Heart College
- Quick dash to Westfield Marion & Harbour Town

Rates

- Council \$2545PA
- SA Water \$234PQ
- ES Levy \$299PA
- City of Marion
- Torrens Title
- 2005

Disclaimer at noakesnickolas.com.au | RLA 315571