

18B Livingstone Street, Glengowrie, SA, 5044

GaryJSmith

House For Sale

Sunday, 3 November 2024

18B Livingstone Street, Glengowrie, SA, 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Chanelle Ats
0431264607

Modern Convenience Meets Coastal Ease

Contact Agent - Offers Close 19th Nov @ 11am (USP)

Beautifully crafted for contemporary living, this 2016-built Torrens Titled home doesn't put a foot wrong inside or out.

An impeccable north-facing frontage and manicured yard along Livingstone Street makes a fine first impression, before a tiled central entry allows for easy access to two comfortable bedrooms, each complete with mirrored built-in robes and ceiling fans and adjacent to a well-appointed main bathroom with inset bath, frameless shower and full-height tiling with separate w/c.

Further along the corridor, a master suite, also with ceiling fan, enjoys the added luxuries of a walk-through robe and neutral ensuite with rainfall showerhead and huge floating vanity.

Open and airy, a stunning kitchen, dining and living space at the rear opens seamlessly onto a gorgeous alfresco under the main roof. Here, home cooks will be fully equipped with sleek cabinetry, gas cooktop and an island bench with double undermount sink, dishwasher, breakfast bar and pendant lighting.

Private and secure, the downlit alfresco overlooks a manageable lawn space sizeable enough for little legs or furry friends, established garden borders adding a touch of easy-care tranquillity.

More you'll adore:

- ☑ Ducted reverse cycle air conditioning throughout
- ☑ Plantation shutters & floor-length windows to bedroom 2
- ☑ Separate laundry with storage + side access
- ☑ Single automatic garage with internal + side access
- Secure Roller Shutter to bedroom 2

With abounding local reserves, tennis and basketball courts withing walking distance (Stanley Street Reserve & Playground, Kellett Reserve Oval, McKellar Terrace Reserve & Playground, Hazelmere Road Reserve & Dog Park), you'll also find your local IGA, the bus and local schools accessible by foot.

Only 10kms from the CBD and 3kms from beautiful Glenelg South.

An allrounder with high appeal, there's lots to love about this one. Don't miss it.

Specifications:

CT / 6160 / 317

Council / Marion

Zoning / GN - General Neighbourhood

Built / 2016

Land / 328 sqm approx.

Council Rates / \$2,163.71pa approx.

SA Water / \$210.78pq approx.