

**30 Helmsdale Ave, Glengowrie, SA, 5044**



**House For Sale**

Tuesday, 19 November 2024

30 Helmsdale Ave, Glengowrie, SA, 5044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Rhys Digance  
0404422155



Jason Rudd  
0448681043

## Bespoke Family Entertainer in a Desirable and Convenient Location

Best Offer By 9th of December at 12pm (USP)

Positioned in one of South Australia's most sought-after suburbs, this custom-built four-bedroom home delivers effortless low-maintenance living, making it an ideal choice for couples, young families, investors, and downsizers. Located in a highly convenient, family-friendly area, this thoughtfully designed residence is ready for you to call home.

From the moment you arrive, the home impresses with its gorgeous façade and meticulously landscaped front yard, crafted by a skilled landscape architect. The front garden features an advanced app-controlled irrigation system, ensuring easy maintenance and year-round appeal.

Offering over 300m<sup>2</sup> of well-planned living space, the home features a versatile floorplan that prioritizes both functionality and comfort. It includes four generously sized bedrooms, highlighted by a deluxe master suite with a walk-in robe and ensuite. At the heart of the home is a spacious open-plan living and dining area, complemented by a chef's kitchen equipped with quality appliances and sleek stone benchtops.

Step outside to an entertainer's dream backyard, where a large alfresco area with a fully equipped outdoor kitchen meets a sparkling in-ground swimming pool-perfect for hosting family and friends.

### Key Features:

- Chefs kitchen with quality Miele appliances, soft closing drawers, large breakfast bar, walk in pantry with Miele dishwasher and Caesarstone benchtops
- Spacious open plan meals and living area flowing seamlessly to the undercover entertainment area
- Light filled living area with gas fireplace
- Study nook in living area
- Deluxe master suite with walk in robe and ensuite with shower, double vanity and toilet
- Three additional bedrooms – all generous in size and include built in robes
- Large home theatre at the front of the home, perfect for movie nights
- Central family bathroom complete with free standing bath, shower, vanity and toilet
- Laundry with additional storage and direct external access
- Convenient powder room off the butlers pantry
- Expansive alfresco entertaining area with fully equipped outdoor kitchen including built in BBQ, quality appliances, bar fridge, automatic roller blinds and ceiling fan allowing you to entertain friends and family year round
- Sparkling in ground swimming pool

### Additional features:

- 5kW Solar System
- Intercom installed at the front gate
- Daikin reverse cycle ducted A/C plus Escea gas fire
- Home security system installed
- Secure automatic roller door double garage and direct internal access
- Additional off-street parking available
- Gas hot water system installed

This is a rare and exciting opportunity for you and your family to buy into a beautiful suburb that has it all and enjoy low-maintenance, stress-free living for many years to come!

Ideally situated within walking distance of the picturesque Stanley Street Reserve, and with 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:

Land Size / 608m<sup>2</sup>

Year Built / 2021

Council / City of Marion

Council Rates / \$843 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.