

**31 Hardy Avenue, Glengowrie, SA, 5044**

NOAKES  
NICKOLAS

**House For Sale**

Thursday, 14 November 2024

31 Hardy Avenue, Glengowrie, SA, 5044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Family Living at its Finest in Glengowrie.

Best Offers By 2/12 at 10am - Unless Sold Prior

Spanning over an incredibly considered floorplan specifically tailored for a modern family to both spread out and adore, this premium built four/five bedroom Dechellis Home offers a high quality open plan living space, a sparkling in-ground swimming pool and is designed for seamless indoor and outdoor entertaining - it by far doesn't stop there.

Taking pride of place on one of Glengowrie's most sought-after streets and presenting as practically brand new, this residence takes generational flexibility to the next level - prioritising a huge master retreat that guarantees private seclusion of grand proportions combined with a large walk-through robe and couple's ensuite.

Connecting from an elegant hallway under tray ceilings and conveniently separated by both front lounge and games rooms, the three bedrooms and main bathroom wing is earmarked for the younger generation ensuring there's plenty of space for your clan to configure as they wish.

With a Euro-appointed kitchen at the helm, ultra-thick stone benchtops, natural light and an ambient gas fireplace create a harmony of open plan living and dining that positively glows.

But it's the outdoor kitchen and fresh air of the alfresco that forges the ultimate epicentre for outdoor dining - setting an epic scene alongside the saltwater swimming pool to allow your entertaining occasions to shine.

Pick up your Spellman's Social latte on the short morning walk to the city-connecting tramline, and spend your weekends soaking up all the cafés, shopping, entertainment and sunny coastline that Glenelg serves up on a silver platter you can't beat this grand family haven in Glengowrie.

### Features

- ☑ Solar-heated, saltwater swimming pool
  - Surround sound audio to family and alfresco areas
- ☑ Secure double garage with internal access
- ☑ Extra driveway parking behind electric gates
- ☑ Flexible living room / 5th bedroom
- ☑ Built-in robes to bedrooms 2, 3 & 4
- ☑ Butler's pantry
- ☑ Fully tiled bathrooms
- ☑ Ducted R/C air conditioning & gas log fireplace
- ☑ Irrigated front & rear gardens
- ☑ Pedestrian gate with video intercom
- ☑ 2.7m ceilings, sheer curtains & warm floating floors

### Lifestyle

- ☑ Footsteps to bus stop, Stanley Street Reserve & Our Lady of Grace School
- ☑ Short walk from city-to-bay tramline, Broadway cafés, Jetty Road & Glenelg South Esplanade
- ☑ Zoned for popular Glenelg Primary & Brighton Secondary
- ☑ in the catchment for Dunbar Terrace Kindergarten
- ☑ Proximity to St. Peter's Woodlands, Immanuel & Sacred Heart College
- ☑ Quick dash to Westfield Marion & the CBD

### Rates

Council \$3818.30PA  
SA Water \$635.14PQ  
ES Levy \$267.20PA  
City of Marion  
Torrens Title  
Year Built 2017

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