

**36 Bartlett Dr, Novar Gardens, SA, 5040**



**House For Sale**

Saturday, 23 November 2024

36 Bartlett Dr, Novar Gardens, SA, 5040

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Rod Smitheram

## Elegant Family Living on a Corner Block in Popular Novar Gardens

Nestled on a prized corner block in the highly sought-after suburb of Novar Gardens, 36 Bartlett Drive is a home that exudes charm, space, and functionality. This beautifully maintained family home offers a versatile layout with multiple living spaces and a seamless flow to outdoor areas, making it perfect for growing families or those who love to entertain. With its manicured front gardens, abundant natural light streaming through large windows, and thoughtful design, this property truly feels like home the moment you step inside.

The spacious kitchen, fitted with quality appliances and a generous walk-in pantry, sits at the heart of the home, overlooking the open-plan family and dining areas. A separate formal lounge and dining room provide additional spaces for relaxation or entertaining, enhanced by elegant bay windows that frame views of the gardens. A large master suite with a walk-in robe and private ensuite offers a peaceful retreat, while two additional well-sized bedrooms, complete with built-in robes, are serviced by a large central bathroom.

Step outside to find an expansive undercover entertaining area surrounded by beautifully landscaped gardens, providing the perfect setting for alfresco dining or enjoying summer evenings. The double garage offers secure parking, with additional driveway space for extra vehicles, a caravan, or a boat. The low-maintenance backyard ensures you can spend more time enjoying your space rather than maintaining it.

Conveniently positioned, this home is just moments from the pristine beaches of Glenelg and Brighton, offering a relaxed coastal lifestyle. Families will appreciate the proximity to quality schools such as Immanuel College and Glenelg Primary School, while shopping is made easy with Harbour Town and Jetty Road Glenelg nearby. The nearby tram line provides quick access to both the bustling Glenelg precinct and Adelaide CBD, making commuting a breeze.

What we love:

- Corner block aspect with excellent street appeal
- Spacious master suite with ensuite and walk-in robe
- Two living areas for versatile family living
- Modern kitchen with quality appliances and a spacious walk-in pantry
- Manicured front gardens and beautifully landscaped outdoor spaces
- Outdoor entertaining area with a low-maintenance backyard
- Lots of windows, filling the home with natural light
- Ducted air conditioning and gas heating for year-round comfort
- Secure double garage with additional parking space
- Spa bath in the ensuite for added luxury
- Moments from beaches, schools, shopping, and transport

36 Bartlett Drive offers the complete package for comfortable, modern living in a location that truly has it all.

Don't miss the opportunity to make this stunning property your forever home.

Auction: Friday, 6th December 2024 at 6:30pm

Year Built: 1989

Council rates: \$558.13 p/quarter

ESL: \$470.90 p/annum

Water rates: \$78.60 p/quarter

Sewer rates: \$174.94 p/quarter

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.