

**36C Stanley St, Glengowrie, SA, 5044**

**NOAKES  
NICKOLAS**

**House For Sale**

Tuesday, 26 November 2024

36C Stanley St, Glengowrie, SA, 5044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Bespoke modern living by the beachside.

Best Offers by 16/12 - Unless Sold Prior

Raising the bar for the very beginning of its on-trend timber and recycled red brick façade, right through to its generous gardens and 5-minute Glenelg coastline reach - this three-bedroom residence is contemporary dual-level living at its finest.

Feeling spacious and bright between 2.7m ceilings, warm floating floors, natural light and a neutral palette, the free-flowing lower level heralds a Bosch-appointed kitchen that creates a chic backdrop to your day-to-day living.

Upstairs, the north-facing master feels soft and luxe thanks to sheer curtains, walk-in robe and fully tiled ensuite, while two back-up bedrooms feature built-in robes and central access to the deluxe main bathroom with separate bath.

Occupying a deep block that faces from north to south, there is plenty of easy-care space remaining to entertain under the alfresco and lots of leftover lush grass for kids and pets to savour all surrounded by established hedging, a tranquil water feature and good neighbour fencing to offer a private and secure daily retreat.

An incredible location that entrenches you in the laidback coastal lifestyle, just a few footsteps from popular Stanley Street Reserve and short stride from the shopping, dining and entertainment mecca of Jetty Road it's a home and location match that promises to please.

### Features

- Secure garage with Epoxy floor & storage
- Extra parking space to driveway
- Downstairs powder room
- Ducted R/C air conditioning
- Alarm system

### Lifestyle

- Walking distance from Jetty Road, city-to-bay tramline & the coastline
- Footsteps from bus stop & Stanley Street Reserve
- Zoned for popular Glenelg Primary & Hamilton Secondary College
- In the catchment for Dunbar Terrace Kindergarten
- Quick dash to Westfield Marion & SA Aquatic Centre
- Just 15-minutes from the CBD

### Rates

- Council \$2037PA
- SA Water \$139PQ
- ES Levy \$67PA
- City of Marion
- Torrens Title
- Year Built 2017

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