

47a Stanley Street, Glengowrie, SA, 5044

**NOAKES
NICKOLAS**

House For Sale

Sunday, 3 November 2024

47a Stanley Street, Glengowrie, SA, 5044

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Alicia Nickolas
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Reserve facing dual-level living that puts lifestyle first.

Best Offers By 18/11 - Unless Sold Prior

Directly overlooking popular Stanley Street playground, this quality-built residence assumes a low maintenance disposition allowing you to put family lifestyle first, just 5-minutes from the metro coastline.

Commencing with a downstairs master that creates a deluxe retreat alongside walk-in robe and ensuite for the household heads, open plan living follows spacious suit, coming together around an entertainer's stone-topped kitchen.

Receiving a favourable north-facing glow, the alfresco is sure to be a favoured spot for your morning coffee or summer BBQ, surrounded by well-established yet easy-care gardens that wouldn't dare demand your precious spare time.

The additional three bedrooms of the second level are united by a home office and main bathroom, allowing generational independence and ensuring the flexible footprint is one you can grow into, never out of.

Bridging the highly prized ground between city ease and coastal proximity, whilst delivery walking access to public transport, local shops and quality schooling it's a home base and lifestyle promising to please the whole family.

Features

- Secure double garage with internal access & rear roller door
- Ensuite & walk-in robe to deluxe-sized master
- Built-in robes to bedrooms 2 & 3
- Downstairs powder room and understairs storage
- Ducted R/C air conditioning
- Alarm system
- 2.7m ceilings

Lifestyle

- 5-minutes from city-to-bay tramline, Da Costa Reserve playground & Jetty Road
- Zoned for popular Glenelg Primary & Hamilton Secondary College
- In the catchment for Dunbar Terrace Kindergarten
- Proximity to Our Lady of Grace, Immanuel College, St. Peter's Woodlands & Sacred Heart College
- Quick dash to Westfield Marion, Morphettville Racecourse & Harbour Town
- Just 20-minutes from the CBD

Rates

- City of Marion
- Torrens Title
- Council \$2680PA
- SA Water \$350PQ
- ES Levy \$400PA

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