

**5 Maroong Avenue, Glenelg South, SA 5045**

**HARRIS**

**House For Sale**

Thursday, 9 January 2025

5 Maroong Avenue, Glenelg South, SA 5045

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 300 m2**

**Type: House**



Anton Vizzari  
0418672130

**\$2,200,000-\$2,400,000**

Best Offers By 5pm Friday 31st January (Unless Sold Prior) Phone to register for next inspection time. Positioned in one of Glenelg South's most prestigious enclaves, this three-bedroom architecturally designed residence by builder Jack Webber & Son epitomises the pinnacle of contemporary coastal living, just steps from the iconic Glenelg Esplanade. Offering a seamless blend of luxury, security, and convenience, this residence is an exceptional choice for those seeking an elevated lifestyle by the beach. The home's sophisticated design effortlessly integrates indoor and outdoor living. The expansive light filled open-plan living and dining area is complemented by both side and rear entertaining areas, creating an ideal setting for both intimate relaxation and refined hosting. The kitchen, featuring modern appliances and a sleek finish, serves as the heart of the home, perfectly balancing style with functionality, with spectacular views of the Adelaide Hills from the west facing main bedroom, 5 Maroong Avenue is perfectly suited to a variety of users. Beyond the property's doors, you'll find yourself mere moments from the golden sands of Glenelg Beach, while the renowned cafés, boutiques, and dining experiences along Jetty Road and Broadway are just a short stroll away. Whether you seek a serene weekend getaway or a refined permanent residence, this exceptional home in a quiet avenue, offers the ultimate in coastal living, with all the modern comforts and executive elegance one could desire. More to Love: - 3 Phase Reverse Cycle separate Zoned Air-conditioning- Remote Controlled. Zoned Monitored Alarm and Fire Alarm System.- Solid Foundations with Reinforced Retaining Walls.- Noise Cancelling Brush Fence- Zoned to Glenelg Primary and Brighton Secondary School Specifications: CT / 5848/493 Council / Holdfast Bay Zoning / EN Built / 2001 Land / 300m<sup>2</sup> (approx.) Frontage / 10.06m Council Rates / \$2313.00pa Emergency Services Levy / \$270.80pa SA Water / \$315.74pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Glenelg P.S, Warradale P.S, Brighton Secondary School, Sacred Heart College, Westminster and Immanuel College. Disclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409