







14A Filmer Avenue, Glengowrie

Looks Can Be Deceiving —Step Inside & Be Surprised!

Built in 2016 with quality and lifestyle in mind, 14A Filmer Avenue presents an outstanding opportunity to secure a beautifully appointed home in a sought-after location. Set on approximately 410m2, this impressive residence combines generous proportions, modern finishes and easy-care living. With no shared or party walls, the home offers added privacy and independence, making it ideal for families, professionals or those looking to downsize without compromising on space.

Step inside and discover a thoughtfully designed layout, complemented by high ceilings, timber flooring and an abundance of natural light. The home offers three generous bedrooms with built-in robes, while the master suite features its own reverse-cycle split-system, ceiling fan, walk-in robe with skylight and built-in dresser, plus a stylish ensuite complete with a brand-new smart toilet. A main bathroom and additional separate powder room bring the total to 2.5 bathrooms.

At the heart of the home, the spacious open-plan kitchen, living and dining area creates the perfect setting for everyday living and entertaining. The modern kitchen features generous bench space,

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FOR SALE
$1,275,000 - $1,325,000

VIEW
Thu 19th Nov @ 5:00PM - 5:30PM

AGENTS
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AGENCY
LJ Hooker Property Specialists Gawler | Barossa
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

ample storage, a large pantry, gas cooktop and 900mm electric oven. A ceiling fan adds further comfort to the living area, while wired Ethernet connections in each bedroom and the main living space provide added convenience.

Sliding glass doors open to the undercover alfresco area, complete with pull-down blinds and a mains gas-connected BBQ, which can be included if desired. Surrounded by beautifully established tropical gardens, the outdoor space offers a lush, private retreat with the added benefit of low-maintenance living.

Parking is certainly no issue here! A unique standout feature is the indoor carport, visible as you make your way down the hallway, offering the perfect opportunity for car enthusiasts to showcase their pride and joy. A single-bay garage with automatic roller door and additional driveway parking provide even more flexibility.

Comfort and security have also been carefully considered, with ducted zoned reverse-cycle air conditioning, a security alarm system, electrically operated roller shutters and updated Ziptrak fitted roller blinds completing this impressive offering.

Offering quality, comfort and thoughtful extras in a highly convenient location, 14A Filmer Avenue is a home that truly stands apart.

Things We Love!

- Quality custom-built home constructed in 2016 on approximately 410m2.
- No shared or party walls, offering added privacy and independence.
- Three generous bedrooms all with built-in robes. Master featuring a reverse-cycle split-system, ceiling fan, walk-in robe with skylight and built-in dresser and private ensuite with smart toilet.
- 2.5 bathrooms, including ensuite, main bathroom and separate toilet/powder room.
- Spacious open-plan kitchen, living and dining area.
- Impressive 3m high ceilings with feature bulkhead.
- Beautiful timber flooring and LED downlights throughout the main living area.
- Modern kitchen with 900mm electric oven, gas cooktop and generous bench space.
- Ceiling fans in the master bedroom and main living area.
- Wired Ethernet connections in all bedrooms and the main living area.
- Ducted zoned reverse-cycle air conditioning for year-round comfort.
- Electrically operated roller shutters, updated Ziptrak fitted roller blinds and security alarm system.
- Multiple parking options, including a unique indoor carport, single-bay garage with automatic roller door and additional driveway parking.
- Undercover alfresco entertaining area with pull-down blinds, mains gas-connected BBQ, available to be included if desired.
- Beautifully established tropical gardens creating a lush, private retreat.
- Low-maintenance lifestyle without compromising on quality or comfort.
- Conveniently located near Marion Shopping Centre, Glenelg Beach, Jetty Road and public transport.

For further information or to make time to inspect, please contact Brianna Stopps on 0437 969 863.

CT / 6167/227
Year Built / 2015
Internal Living / 202m2

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Land Size / 410m2
Local Government / Marion Council
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 our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733











MORE DETAILS

Property ID	1WB5G54
Property Type	House
House Size	202 m2
Land Area	410 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage

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GLENGOWRIE



Living	176.12SQ.M
Garage	18.30SQ.M
Verandah	18.30SQ.M
Porch	5.72SQ.M
Outdoor Entertaining	24.50SQ.M
TOTAL	**242.94SQ.M**

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This Drawing is for illustrator purposes only. All measurements are internal and approximate. Details intended be relied upn should be independently verified.

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