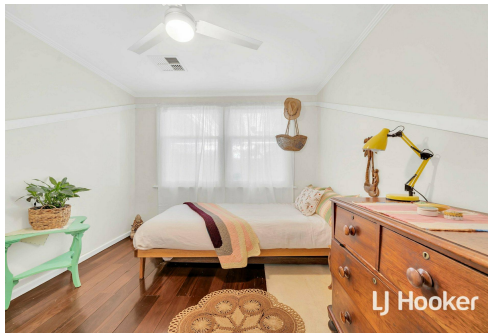
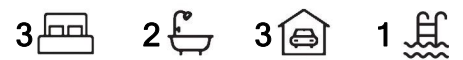




Glengowrie, 17 Butler Cres

Lavish Entertainer In Prime Locale!



AUCTION | Saturday 3 August 2024 | 11am | On-Site

Enviably positioned upon one of Glengowries most picturesque streets, this gorgeous three bedroom residence's extended floor plan provides the space and flexibility to cater to every growing family. With its elegant period features and a focus on seamless indoor/outdoor family enjoyment, '17 Butler Cres' presents a delightful blend of 1940s charm and modern comforts. With stunning gardens surrounding the residence offering resort style living, wake up daily and feel like you are living in a holiday destination.

Greeted by a charming porch, a spacious entry hall accompanied by the solid timber flooring and soaring ceilings extends a warm hug and entices you further. Stemming off the hallway you are presented by the master suite, complete with built in robes and easily serviced by the updated bathroom with combined water-closet. To the left, the homes second family room that could easily be utilised as a fourth bedroom or home office.

For Sale
Please Call

View
ljhooker.com.au/3K0HRU

Contact
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LJ Hooker Prospect
(08) 8269 4645

Disclaimer: 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.

Through to the centre of the home, a light filled dining room that presents the ideal space for dinner parties and effortlessly leads to the immense rear family zone. Two well proportioned bedrooms offer further accommodation whilst including built in robes and accompanied by the neat bathroom with separate water-closet.

A deluxe, large kitchen creates the central hub of the home, easily incorporating the adjacent meals and living space. Highlight kitchen features include a centre island with breakfast bar, gas cooktop, new fan forced electric oven, dishwasher, pantry, double fridge provision and ample bench/cupboard space.

Leaving the best to last, the Mediterranean style entertainment area and swimming pool will leave your friends envious. Whether you enjoy throwing large celebrations, quiet Sunday brunches or kids pool parties, enjoy all of this and more within the luxury of your own home. The immense timber decked pergola with pull down binds effortlessly leads to the salt chlorinated concrete swimming pool, an area that can only be described as a stunning and private oasis. A secure gate at the rear offers access to Breakout Creek Reserve for your convenience.

Further notable assets include a spacious carport with automatic panel lift door leading to the second outdoor entertaining area, a new instant gas hot water system, a handy garden shed, a 5.6kw industrial strength solar panel system, ducted reverse cycle air-conditioning, a reverse cycle split system air-conditioner in rear zone along with a combustion timber heater.

What we love about the location:

Only moments to world famous Jetty Road and Glenelg Beach

Enjoy a short walk to Spellmans' Social cafe and local butcher

Five minutes stroll to the tram stop taking to you to the city and/or Jetty Road

Easy access to main arterial roads which lead you to the airport, McLaren Vale Wineries and The Adelaide Hills

Family oriented and friendly neighbours

Close to Mike Turner Bikeway which leads you from Glenelg to the city

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Certificate of Title and Form Ones available upon request

Home Built: 1945

Home Construction: Double Brick

Allotment Size: 700m2

Title: Volume 5099 Folio 904

Zoning: EN - Established Neighbourhood

Council: Marion Ph. 08 8375 6600

Rates: \$ Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker

Prospect takes no liability for any incorrect details.

RLA 287 134



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More About this Property

Property ID	3K0HRU
Property Type	House
Land Area	700 m ²
Including	Air Conditioning Pool Solar Panels

Harvey Bloomfield 0410 658 617

Principal And Sales Representative | harvey.bloomfield@ljhooker.com.au

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