

## Glengowrie, 20 Filmer Avenue

Sold by Julian Rullo of LJ Hooker Adelaide Metro



Welcome to 20 Filmer Avenue, a charming and versatile home perfectly positioned on a 457m<sup>2</sup> corner block in the sought-after suburb of Glengowrie. Combining timeless appeal with modern comfort, this property is ideal for families, downsizers and savvy investors looking for a lifestyle of convenience and opportunity.

Step inside to discover a bright and inviting residence, featuring three well-sized bedrooms, all with ceiling fans for year-round comfort. Two bedrooms include built-in robes, while the third offers flexibility, perfect as a peaceful retreat, home office or creative studio.

The centerpiece of the home is the light-filled kitchen, complete with a skylight that enhances its welcoming atmosphere. Thoughtfully designed, it boasts ample storage and dishwasher making it a functional and stylish space for preparing meals.

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2CKQFDZ](http://ljhooker.com.au/2CKQFDZ)

**Contact**  
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**LJ Hooker St Peters**  
**(08) 8362 8008**

**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.

The living and dining areas flow effortlessly, featuring polished timber floors and large windows that flood the home with natural light. The neutral tones throughout provide a perfect canvas for your personal style.

The low-maintenance rear yard offers a space for relaxation or entertaining, while the corner block provides an extra sense of space and privacy. A carport and garden shed complete the outdoor amenities, adding convenience and practicality.

Nestled between Adelaide's CBD and the stunning Glenelg Beach, this home offers an enviable lifestyle. Take a short drive to Jetty Road for its bustling cafe scene, boutique shops and seaside dining, or explore nearby parks, walking trails and sporting facilities.

Families will appreciate proximity to prestigious schools such as Glenelg Primary, Immanuel College and Sacred Heart College. Public transport options, shopping destinations like Westfield Marion and recreational hubs are all within easy reach, ensuring day-to-day convenience.

What You Will Love;

- Prime 457m2 corner block in a premium location
- Bright kitchen with a skylight, blending style and functionality
- Three spacious bedrooms, all with ceiling fans; two with built-in robes
- Polished timber floors and large windows for abundant natural light
- Ducted reverse-cycle air conditioning for year-round comfort
- Secure carport and garden shed for added convenience
- Low-maintenance yard, perfect for relaxation or entertaining
- Close to schools, shopping, public transport, and recreational facilities
- Minutes to Glenelg Beach, Jetty Road, and Adelaide CBD

This is your chance to secure a home in one of Adelaide's most desirable locations-don't let it pass you by!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

Property ID	2CKQFDZ
Property Type	House
Land Area	457 m <sup>2</sup>
Including	Toilets (1) Floorboards

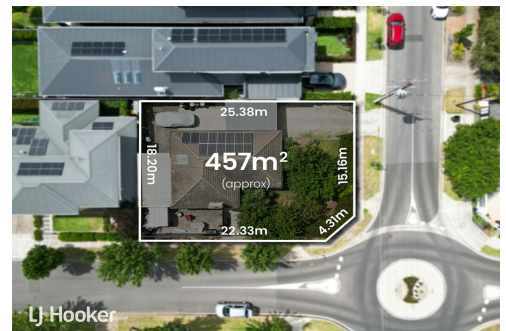
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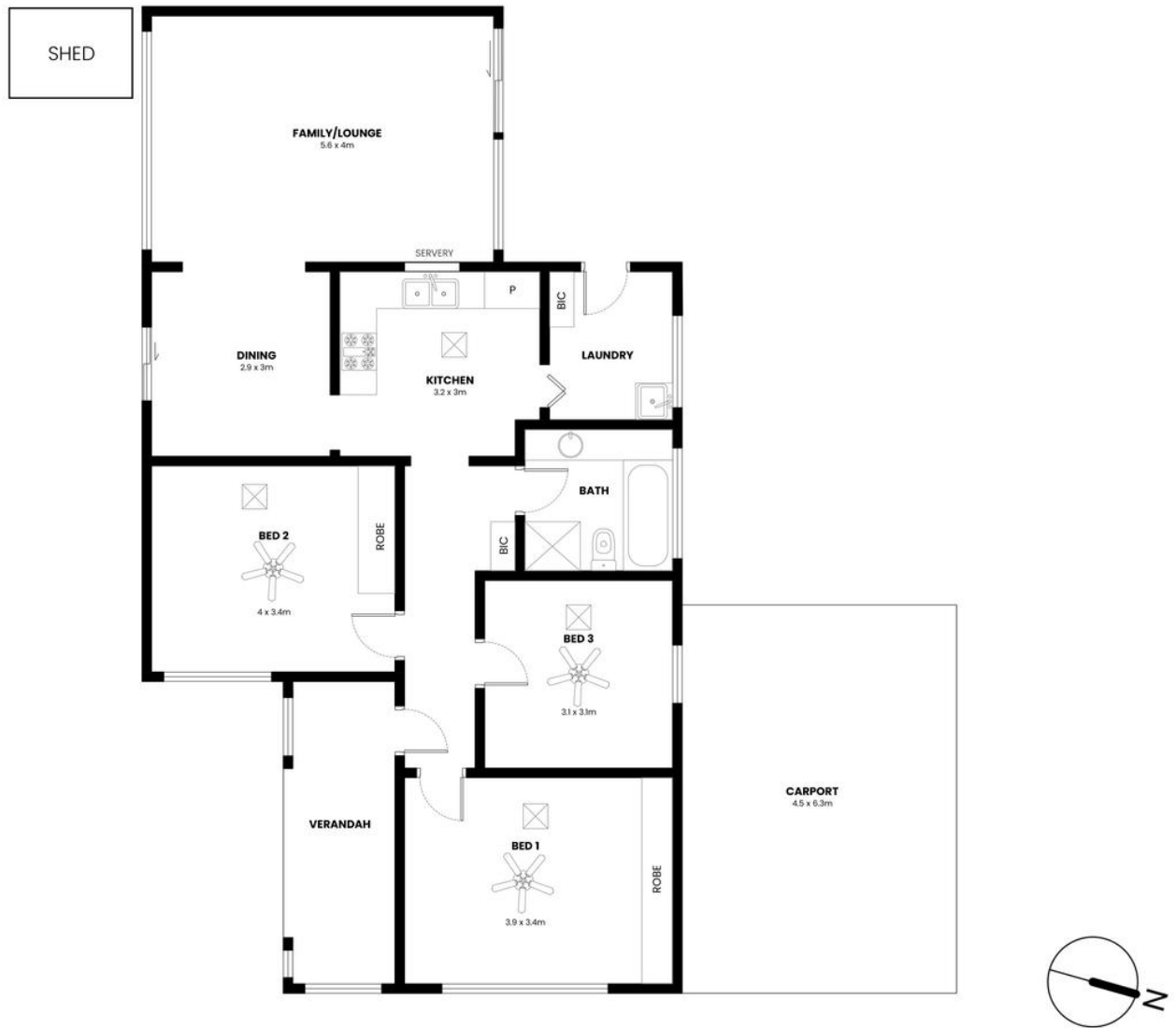
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