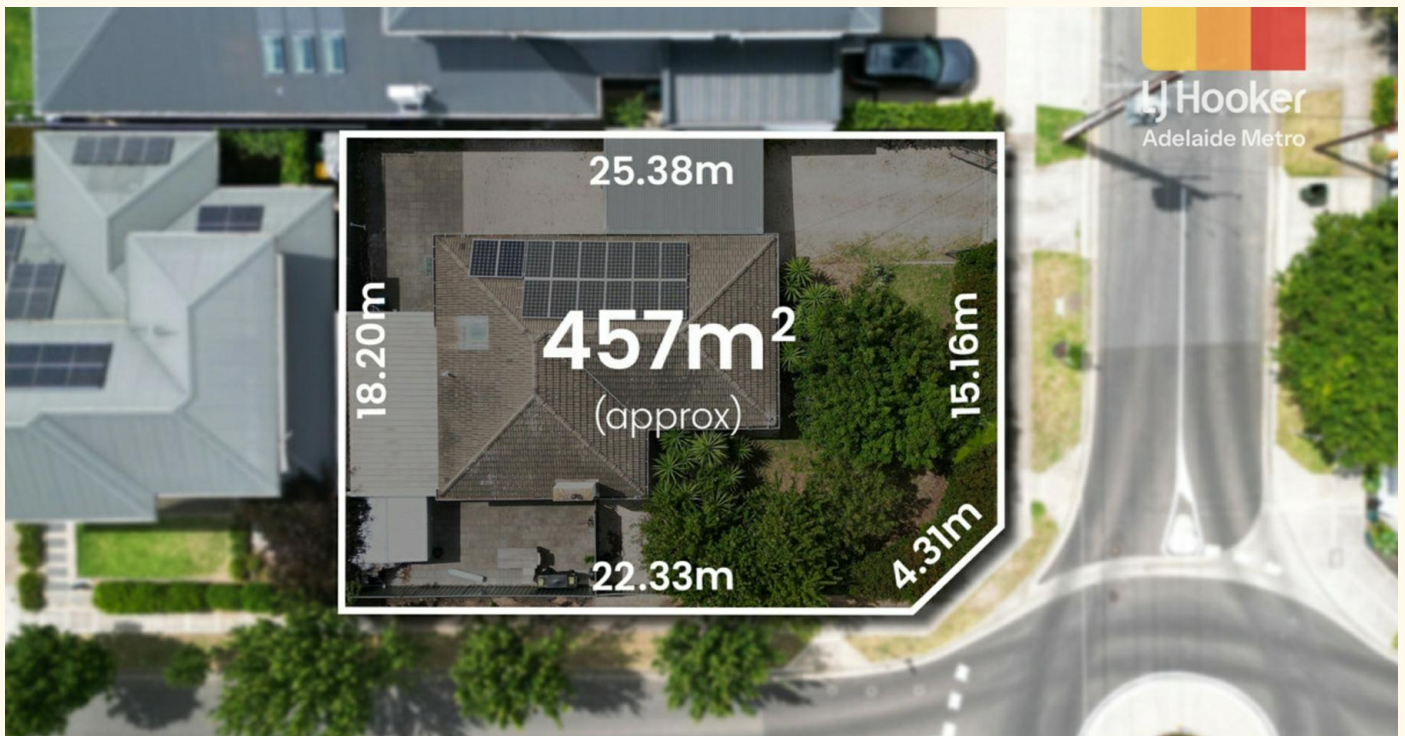




20 Filmer Avenue, Glengowrie

Comfort, Convenience & Corner Block Appeal

Set on a generous 457sqm (approx.) corner allotment in the tightly held suburb of Glengowrie, 20 Filmer Avenue offers a fantastic opportunity for families and investors seeking space, comfort and a convenient lifestyle. Well maintained throughout, the home combines character with practical everyday living, while investors can enjoy the benefit of a secure tenancy in place until 2 June 2027, currently returning \$650 per week.

Inside, the home is filled with natural light and offers three well-sized bedrooms, all complete with ceiling fans. Two bedrooms feature built-in robes, while the third provides excellent flexibility for growing families, guests or those needing a dedicated home office.

The kitchen is both functional and inviting, with a skylight drawing in an abundance of natural light. Generous bench space, plenty of storage and a dishwasher make it well equipped for everyday cooking and entertaining.

Polished timber floors flow through the adjoining living and dining areas, creating a warm and welcoming space to relax with family or host friends. Large windows enhance the sense of light and space,

3 1 4

FOR SALE
Contact Agent

VIEW
Sat 3rd Oct @ 3:45PM - 4:15PM

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Interested parties must rely solely on their own enquiries.

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while the neutral tones provide an easy backdrop to make the home your own.

Outside, the low-maintenance rear yard offers plenty of room to entertain, unwind or enjoy time outdoors without the upkeep. A secure carport and garden shed provide additional practicality, while the valuable corner position enhances the home's sense of space, privacy and street presence.

Perfectly positioned between Adelaide's CBD and the coastline, this exceptional location places you just minutes from Glenelg Beach, the vibrant Jetty Road precinct, quality cafes, restaurants and boutique shopping. Families will appreciate the proximity to Glenelg Primary School, Immanuel College and Sacred Heart College, while nearby public transport, Westfield Marion and local parks ensure every convenience is within easy reach.

Features You'll Love:

- 457sqm (approx.) corner allotment
- Securely leased until 2 June 2027, returning \$650 per week
- Three well sized bedrooms, all with ceiling fans
- Built-in robes to two bedrooms
- Light-filled kitchen with skylight, ample storage and dishwasher
- Spacious living and dining areas with polished timber flooring
- Ducted reverse cycle air conditioning throughout
- Low maintenance rear yard
- Close to quality schools, shopping centres and public transport
- Minutes from Glenelg Beach, Jetty Road and Adelaide CBD

Whether you're looking to expand your investment portfolio with an established tenancy already in place or secure a quality home in a tightly held coastal suburb for the future, 20 Filmer Avenue presents an outstanding opportunity in one of Adelaide's most desirable locations.

- * 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.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WTBFDG
Property Type	House
Land Area	457 m2
Including	Toilets (1)
	Floorboards

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