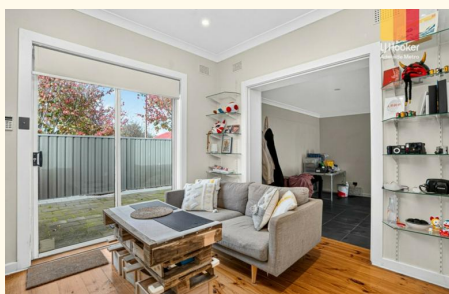




LJ Hooker
Adelaide Metro



20 Filmer Avenue, Glengowrie

Comfort, Convenience & Corner Block Appeal

Positioned on a generous 457sqm (approx.) corner allotment in the highly sought after suburb of Glengowrie, 20 Filmer Avenue presents an outstanding opportunity for families and investors alike. Built in 1956, this well maintained home blends character, comfort and everyday convenience, while also offering an attractive investment opportunity with a secure tenancy in place until 2 June 2027, currently returning \$650 per week.

Step inside to discover a warm and welcoming interior featuring three well-proportioned bedrooms, each complete with ceiling fans for year-round comfort. Two bedrooms include built-in robes, while the third provides flexibility as a guest bedroom, home office or nursery.

At the heart of the home is the light filled kitchen, where a skylight fills the space with natural light. Offering ample bench space, generous storage and a dishwasher, it has been thoughtfully designed to make everyday living both practical and enjoyable.

The adjoining living and dining areas create an inviting space to relax or entertain, enhanced by polished timber floors, large windows and a neutral colour palette that complements any style of décor.

3 1 4

FOR SALE

\$1,100,000 - \$1,150,000

VIEW

Sat 18th Jul @ 10:00AM - 10:30AM

AGENTS

Julian Rullo
0407846417
julian.rullo@ljhadelaidemetro.com.au

George De Vizio
0412 392 158
gdevizio@ljhadelaidemetro.com.au

AGENCY

LJ Hooker Glynde
(08) 8336 3899

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.

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Outside, the low maintenance rear yard provides the perfect setting for entertaining family and friends or simply enjoying a quiet afternoon outdoors. A secure carport and garden shed add further functionality, while the corner position offers additional space, privacy and street appeal.

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:

- Built in 1956
- 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.

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.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

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

Julian Rullo 0407846417

Sales Consultant | julian.rullo@ljhadelaidemetro.com.au

George De Vizio 0412 392 158

Sales Manager | gdevizio@ljhadelaidemetro.com.au

LJ Hooker Glynde (08) 8336 3899

2a Portrush Road, PAYNEHAM SA 5070

glynde.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au

