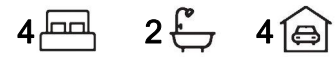




## Glengowrie, 76 Cliff Street

Classic Villa "Circa 1924" ~ Best Offers Closing 17th July  
Price Guide \$1.1 million

This delightful 3 or 4 bedroom character home called "Elenora" was the original homestead of a much larger parcel of land in years gone by and has just celebrated its 100th birthday. Retaining all the character of a bygone era and with the same owners for the last 33 years, there is now an opportunity for the next stage of its long life under new ownership. Sited on a modern easy care allotment of 487m<sup>2</sup> and positioned in this popular coastal location, it allows for a high quality lifestyle. Close access to the most highly rated schools including Brighton High, Sacred Heart College, Immanuel College, St Peters Woodlands, Our Lady of Grace and St Mary's Memorial Primary Schools. Not far to beautiful local beaches, great shopping, restaurants and cafes at Jetty Road, Glenelg and Westfield Marion, along with transport via tram and bus. Good medical facilities are also on hand, along with plenty of recreation and a day at the footy at Glenelg Oval should you desire. The home itself has a myriad of features and a flexible floorplan with generous sized rooms to be configured as you choose. It has up to 4 bedrooms or 3 and a formal lounge, 2 bathrooms, lofty ceilings,



**For Sale**  
Please Call

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[ljhooker.com.au/Q21GW0](http://ljhooker.com.au/Q21GW0)

**Contact**  
**Peter Hurcombe**  
0402 084 910  
[peter@ljhglenelgbrighton.com.au](mailto:peter@ljhglenelgbrighton.com.au)



**LJ Hooker Glenelg | Brighton**  
**(08) 8294 6000**

**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.

gorgeous timber floors throughout, and open plan family and dining with a high quality timber kitchen. A generous front verandah to enjoy a morning coffee or entertain with friends in the undercover private rear yard. Plenty of undercover and off street parking is provided. A rare offering not to be missed.

What we love about this home:

- 3 or 4 generous bedrooms or 3 and a formal lounge or study
- Heritage style ensuite and WIR to master bedroom
- Large heritage style second bathroom with freestanding clawfoot bath
- Generous open plan family and dining with north facing rear aspect
- Quality country style timber kitchen with stainless steel gas cooktop, underbench oven, pantry and dishwasher
- 3.3 to 3.4m high ceilings, ornate ceiling roses, classic timber fret, wide hallway and gorgeous timber floors
- Exquisite leadlight windows and doors, picture rails and ornate fireplaces with timber mantles
- Welcoming front verandah and pretty front manicured gardens
- Wine cellar with external access and garden shed for storage
- Reverse cycle air conditioning, split system reverse cycle air conditioning and gas space heater to family room
- Ceiling fans to 4 front rooms
- 6.6 kilowatt solar system for power savings
- High quality plantation shutters throughout
- Undercover entertaining to rear area with northern aspect
- NBN ready
- Undercover parking with auto door and additional off-street parking

To submit an offer on this property visit this link: <https://prop.ps/RQBxnz9NITOu>

For further information please contact Peter Hurcombe.

Visit [glenelgbrighton.ljhooker.com.au](https://glenelgbrighton.ljhooker.com.au) to view other LJ Hooker Glenelg | Brighton Listings.

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Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 279 730



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## More About this Property

Property ID	Q21GW0
Property Type	House
Land Area	487 m2
Including	Toilets (2)

**Peter Hurcombe 0402 084 910**

Principal & Sales Consultant | [peter@ljhglenelgbrighton.com.au](mailto:peter@ljhglenelgbrighton.com.au)

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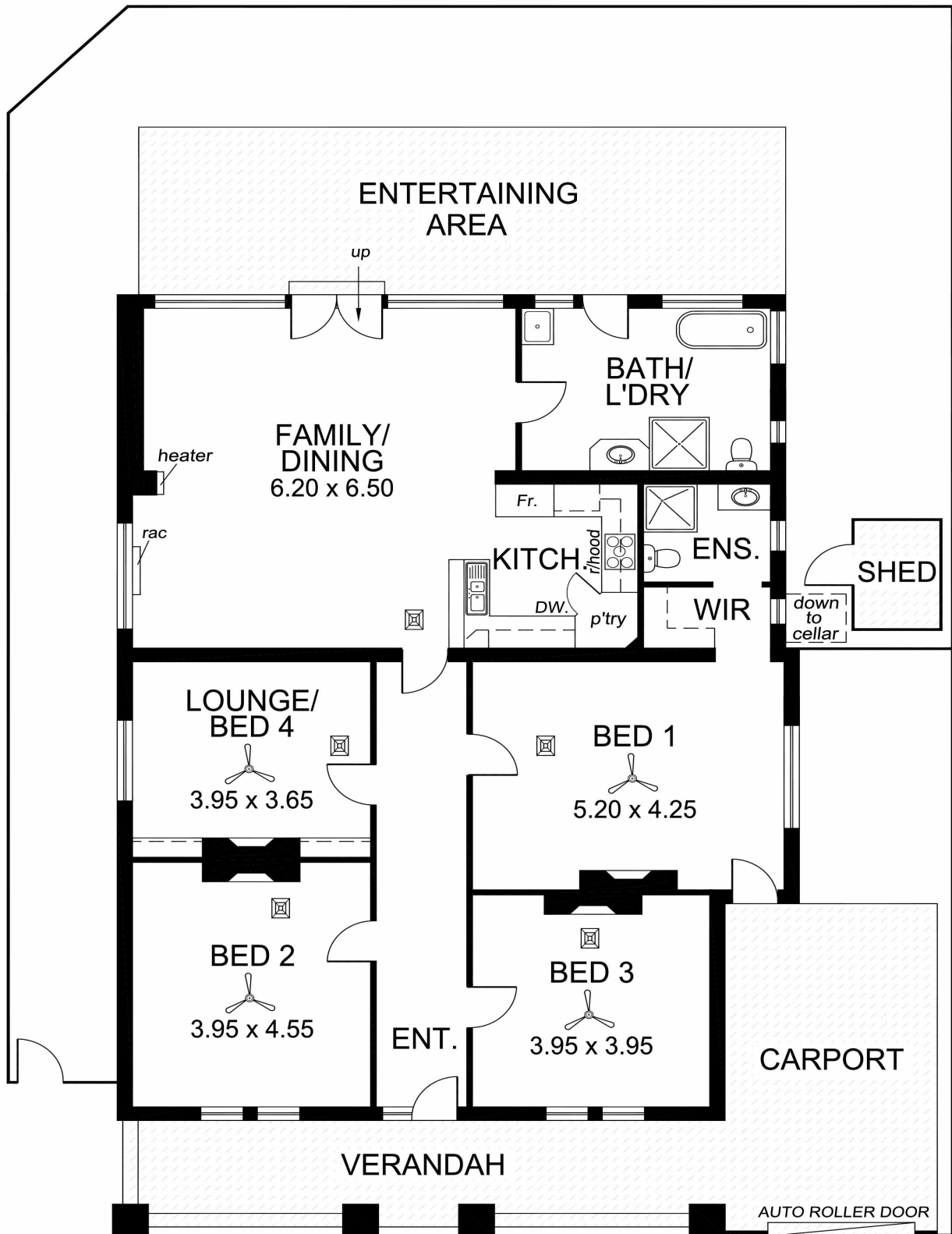
76 Oaklands Road, SOMERTON PARK SA 5044

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 intended to be relied upon should be independently verified.