

**319B Glen Osmond Road, Glenunga, SA, 5064**



**House For Sale**

Wednesday, 13 November 2024

319B Glen Osmond Road, Glenunga, SA, 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Prime Location Meets Convenience: Your Dream Home, Steps from Top Schools and Sh

Experience the ultimate in convenience with this beautifully designed torrens title courtyard home, blending modern comfort and practicality to suit today's lifestyle! Built in 2004 with high-quality finishes, this peaceful home is set back from the road, ensuring a quiet and private retreat.

### Property Highlights:

**Spacious Layout:** With approximately 140 sqm of living space on a 374 sqm allotment, this home offers generous room for relaxation and entertainment.

**Elegant Formal Entry:** Step into a welcoming formal entry hall leading to a stylish lounge, setting the tone for the rest of the home.

**Main Bedroom Suite:** Enjoy the large bay-windowed main bedroom featuring a walk-in robe and ensuite with dual basins.

**Open-Plan Living:** The heart of the home includes an open kitchen, casual dining, and family room that flow seamlessly to a paved outdoor entertainment area and private garden.

**Additional Bedrooms and Amenities:** Two more bedrooms with built-in robes, a family bathroom with a relaxing corner bath, and a separate laundry with direct garden access.

**Functional Garage Access:** Single garage with a roller door on both ends, providing effortless access to the backyard and entry to the family room.

**Comfort Year-Round:** Ducted reverse-cycle air conditioning throughout, with added split systems in the lounge and main bedroom.

**Unbeatable Location & Convenience:** Nestled in the highly desirable Glenunga High School zone and just a 400m stroll to Glen Osmond Primary School, this home offers effortless access to local favourites, including Drakes Mini Mart, National Pharmacies, and Glenunga Gourmet Meats. Enjoy easy public transport options along Glen Osmond Road provides direct routes to the city and the hills.

Currently leased on a periodic basis to an exceptional tenant at \$700/week, this home is a perfect choice for investors or future homeowners seeking flexibility. Don't miss the chance to own this low-maintenance, ideally situated gem!

Expressions of Interest: Closing Tuesday 3 December at 12pm.

(\$995,000)

CT: Volume 5942 Folio 791

Council: City of Burnside

Council Rates: \$2,066.85 per annum (approx)

Water Rates: \$257.43 per quarter (approx)

Land Size: 374 square metres (approx)

Year Built: 2004 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps/l/ZPe7CKyfbtt3>

(Please copy and paste the link into your browser)