

36 Linden Avenue, Hazelwood Park, SA, 5066

NOAKES
NICKOLAS

House For Sale

Wednesday, 13 November 2024

36 Linden Avenue, Hazelwood Park, SA, 5066

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Zac Watts

0448217726

Exceptional Opportunity in Hazelwood Park's Premier Location.

Auction is Saturday 30/11 at 2:30pm (Unless Sold Prior).

Positioned to enjoy cosmopolitan convenience, foothills nature and CBD proximity, this character home is being offered to the market for the first time in over 46 years, sitting on prized parcel ready to make all your future dreams come true.

Granting the rarely-found grounds to craft your bespoke build from scratch (STCC) or renovate to your hearts content either way you're investing into a thriving locale that delivers in-demand zoning for Glenunga International High School and inner-eastern lifestyle perks in abundance.

Tranquil gardens surround the original two-bedroom footprint, reflecting the many lush surrounds of local reserves including family-favourites Hazelwood and Tusmore Parks.

Footsteps from Burnside's Village launching an even more prestigious expansion next year, there's never been a better time to secure your future in Hazelwood Park.

Key Features

- North-facing orientation
- Multiple air conditioning systems & ceiling fan
- Solar system
- Irrigated rear gardens

Lifestyle

- 350m to bus stop
- Zoned for both Burnside & Linden Park Primary, plus prized GIHS
- Footsteps from Ballaboosta, Burnside Village & George Bolton Swimming Centre
- Proximity to high-calibre Pembroke, Seymour, Saint Ignatius' & Loreto College
- Just 10-minutes from the CBD

Rates

- Council \$1800PA
- SA Water \$254PQ
- ES Levy \$213PA
- City of Burnside
- Torrens Title
- Built 1948
- Land 717sqm
- Frontage 15.7m

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