

**1/38 Torrens Street, Linden Park, SA 5065**



**Sold Unit**

Tuesday, 19 March 2024

1/38 Torrens Street, Linden Park, SA 5065

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 128 m2**

**Type: Unit**



Frank Zhao

**\$650,000**

Welcome to this delightful home featuring two great-sized bedrooms with built-in robes and natural light. The interior boasts timber flooring throughout, creating a warm and inviting atmosphere. The kitchen is equipped with appliances and ample cabinet space, leading to a combined kitchen and dining area perfect for family meals. The renovated paved bathroom adds a touch of modernity to the home. Relax in the spacious living area filled with natural light, or step outside to the commodious pergola area at the back, ideal for outdoor entertaining. Additional amenities include a laundry room with internal and external access and a low-maintenance front yard. Conveniently located near schools including Linden Park Primary School and Glenunga International High School, as well as Burnside Village and other shopping centers. With easy access to public transportation and just a short drive from the CBD, this home offers both comfort and convenience. Don't miss out!

**Features:-** Two great sized bedrooms with BIR- Two bedrooms with natural ambient light- Timber flooring throughout - Kitchen with appliances and cabinets- Combined kitchen and dining area- Renovated paved bathroom- Spacious living area with great natural light- Commodious pergola area at the back- Laundry room with both internal and external access- Low maintenance front yard

**Locality:-** 2 mins drive from Linden Park Primary School- 4 mins drive from Glenunga International High School- 10 mins drive from The University of Adelaide- 1 min drive / 5 mins walk from Burnside Village- 5 mins drive from Parade Central- 1 mins drive from Tregenza Oval- 2 mins drive from Wood Park- 5 mins drive from Burnside Hospital- 8 mins drive from CBD- 4 mins walk from Stop 12 Portrush Rd (Bus 144 to CBD)- 7 mins walk from Stop 10 Greenhill Rd (Bus 820 to CBD)

**School Zone:-** Linden Park Primary School- Glenunga International High School

**Specifications:** Council - City of Burnside CT - 5062/823 Council Rate - \$248.30 pq Strata - \$500.00 pq Water Sewerage - \$79.50 pq Water Supply - \$74.20 pq ESL - \$121.05 pa

Call Frank on 0450 216 898 for more information, recent sold reports available on request or meet you on-site over the weekends. RLA 285210 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Kaide Real Estate office- 5/72 Carrington St for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.