

**10 Dalaston Avenue, Glenunga, SA 5064**



**House For Sale**

Monday, 17 June 2024

10 Dalaston Avenue, Glenunga, SA 5064

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



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## Auction On-Site Sunday 7th July 1:30PM

Claiming a coveted corner parcel in this premier pocket of the blue-ribbon east, 10 Dalaston Avenue captures that exclusive blend of character charm with modern contemporary vision. Taking its c.1945 footings and merging a meandering urban haven where lush, cottage-inspired gardens outside cast a beautiful backdrop to the endlessly free-flowing interior primed for lifestyle adaptability and entertaining ease. Sweeping across honey-toned floors and sailing beneath soaring ceilings, discover boundless light-filled options to relax and unwind as much as host your nearest and dearest. From the spacious formal lounge and dining flooding with natural light, the open-plan social hub headlined by the gleaming foodie's zone that lets you cook with company, to the delightful outdoor alfresco overlooking a manicured backyard eager to enjoy morning coffee routines, sunny lunches, as well as ideal space for the kids to play or family pet to happily roam while still keeping the upkeep low... this property epitomises family-friendly living infused with timeless elegance. Incredible versatility will strike a chord with established families, where a remarkable 5-bedroom footprint sees 3 featuring luxe ensuites (including the lofty upstairs master retreat), and one with adjoining study or handy playroom, perfect for young kids right through to home-working teens, and a central and sparkling ground floor bathroom and laundry area adding more wonderful everyday convenience. Impressively maintained and presented, flourishing with high-quality updates and refurbishes, and maximising every inch of its staggering 765sqm allotment, seizing such a prized property in this sought-after locale is an opportunity not to let slip through your fingers. With a choice of public and private school options a stone's throw from your front door, destination cafés and restaurants dotted along Glen Osmond Road, the vibrant Burnside Village down the road, and striking distance to Adelaide CBD - this is every bit a once in a lifetime chance.

**FEATURES WE LOVE**

- Gorgeous mid-century character property set on a sweeping 765sqm (approx.) corner parcel, awash with a long-list of modern updates, features and finishes
- Beautifully light-filled formal lounge and dining with front garden views
- Open-plan living, kitchen and dining combining for one effortless entertaining hub letting you socialise as you serve, and keep an eye on the kids while you cook
- Spacious modern chef's zone featuring sparkling stone bench tops and breakfast bar, abundant cabinetry and cupboards, full butler's pantry for ultimate household efficiency, and gleaming stainless appliances
- 4 lovely ground floor bedrooms, 2 featuring WIRs and luxe ensuites, and one with adjoining study or playroom
- Upstairs master bedroom also featuring WIR and private ensuite
- Central ground floor main bathroom with separate shower and bath, as well as separate WC for added convenience
- Family-friendly laundry with storage, and ducted AC throughout for year-round comfort
- Delightful all-weather alfresco and sunbathed courtyard, neat lawns and established fruit trees
- Secure carport, aggregate concrete pathways, timeless character frontage, and cottage-inspired greenery

**LOCATION**

- An easy stroll to Glen Osmond Primary, as well as Glenunga International, as well as Seymour College and Concordia moments away for private school options
- A raft of popular cafés and restaurants right at your fingertips for welcome weekend treats and impromptu Friday night dinners
- Just 4-minutes to Burnside Village for all your boutique shopping and brand name outlets, and only 3-minutes to the awarded Frewville Foodland for all your daily essentials
- Under 10-minutes to city and cooee to the Adelaide Foothills for exciting weekend adventures

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | BURNSIDE Zone | SN - Suburban Neighbourhood \\ Land | 765sqm (Approx.) House | 294sqm (Approx.) Built | 1945 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa