

**100 Sydney Street, Glenunga, SA 5064**



**House For Sale**

Thursday, 18 January 2024

100 Sydney Street, Glenunga, SA 5064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 794 m2**

**Type: House**



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## Contact Agent

Auction Sat, 10th Feb - 1pm (usp) If 'exciting' had a face it would be the facade of this enduring 1950s family home, waiting patiently beyond its 15.24m frontage to inspire visions of brand new builds that not only do justice to the 794sqm parcel it sits on, but also the prestigious and tightly held suburb it calls its own. Tenanted until April '24, the existing comfy and reliable 3-bedroom home gives you the luxury to keep the status quo as a no-fuss investment, move in and enjoy it for yourself, plot a renovation and/or extension into its boundless rear yard, or truly take your time to design the home of your dreams. With its prestigious address comes the rare chance to leave the car in your garage and walk to the likes of Burnside Village, Tony and Marks, Glenunga International High School and public transport that will jettison you to the CBD in under 10 minutes. If the perfect suburban lifestyle had an address it would be 100 Sydney Street, Glenunga. Features we love... - A rare chance to snare a large parcel on the high side of its tightly-held street - Existing double brick home in fantastic condition - Flexible floorplan features two living zones - Full of natural light - Three spacious bedrooms - Very functional kitchen with plenty of storage - Storage includes built-in robes to bedrooms 1 and 2 - Air conditioning provisions - Lock-up garage with roller door - A stroll from local cafes and fruit/veg market - Zoned for Linden Park and Glenunga International High Schools - Just a 10 minute drive from the CBD - Tenanted until April '24 - And much more. CT Reference - 5156/896 Council - City of Burnside Council Rates - \$1,873.55 pa SA Water Rates - \$243.05 pq Emergency Services Levy - \$216.30 pa Land Size - 794m<sup>2</sup> approx. Year Built - 1954 Total Build area - 159m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403