

# 11 Linden Crescent, Linden Park, SA 5065

Smallacombe

## House For Sale

Tuesday, 23 January 2024

11 Linden Crescent, Linden Park, SA 5065

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 651 m<sup>2</sup>

Type: House



John Raptis  
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## Contact Agent

~ Auction: Saturday 17th February @ 11:00am (unless sold prior) ~Superbly located with potential as a substantial family home offering tremendous accommodation & convenience or possible offices/consulting rooms (subject to consents).Generous sized free-standing Torrens Titled home on a valuable corner allotment of 651sqm (approx.) adjoining Linden Gardens Reserve at the rear with beautiful established trees and birdlife.This significant home has a north facing rear orientation providing winter warmth and boasts many original classic character features such as stunning polished hardwood timber flooring, matching timber doors & high skirtings, ornate ceilings & centrepieces, matching cornices, and original timber windows throughout with leadlight features allowing abundant natural light to filter through the home.The home comprises:\* Undercover front porch featuring original glazed brick\* Welcoming wide entrance hall\* Large formal lounge with original fireplace façade opening up to the formal dining room, also featuring a fireplace\* Good size kitchen/meals with gas cooktop, plenty of space for dining and tonnes of bench space\* Huge master bedroom\* Very generous 2nd & 3rd bedrooms\* Bonus 4th bedroom to the rear plus a 5th bedroom/study at the front of the home\* Central bathroom with bath tub & toilet\* Valuable 2nd bathroom & separate toilet\* North facing sunroom providing yet another generously proportioned space incorporating the laundry\* Gas hot water service\* Garage at rear with access off Portrush Road\* Ample rear yard with secure fencing and side gates\* Plenty of off-street parkingConvenient location; walk to Burnside Village ~ Adelaide's premier shopping experience, bus stop in close proximity, great schooling options including being zoned for Glenunga International High and Linden Park Primary.Council: City of BurnsideCouncil Rates: \$2,001.30 per annumSA Water: \$254.56 per quarterESL: \$227.65 per annumLand Size: 651sqm (approx.)Year Built: 1933Zoning: Suburban Neighbourhood Z5707