

**13 Boucaut Street, Glen Osmond, SA 5064**

**HARRIS**

**Sold House**

Wednesday, 4 October 2023

13 Boucaut Street, Glen Osmond, SA 5064

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 1**

**Area: 674 m2**

**Type: House**



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**\$1,020,000**

Welcome to 13 Boucaut Street – a conventional family residence situated on a sprawling 674sqm (approx.) parcel with an easy reach to the CBD, shopping amenities, hilly hiking trails and elite education only on offer from an inner-eastern address. From its palm-fringed, pristine façade located at the base of a considerable driveway offering plenty of off-street parking prior to its lockup carport, you can tell this property has been built with integrity and lovingly maintained by its current custodians. Formally welcoming to the light-filled footprint, the broad entry is flanked by three bedrooms – two fitted with built-in robes – before arriving at an open plan hub that promises family connection and entertaining capacity. Warmed by carpets underfoot, the cosy lounge focuses on a corner grouping of windows that gaze out to the immaculate rear gardens, whilst the capable kitchen has been remodelled to include European appliances, Miele dishwasher and a curved island to perch and graze on the go. The carport extends into a sublime undercover space for year-round sunset entertainment from its north-western orientation, offering a gorgeous outlook to a path woven by established and verdant gardens – reminiscent of the flourishing foothills that encompass you from every which way. Upstairs, you'll find another two bedrooms with built-ins completing the full picture for a burgeoning family craving both space and flexibility to see the younger generation through their maturing years and beyond. Add zoning to the always in-demand education of Glenunga International High, Glen Osmond and Linden Park Primary schools, plus proximity to Seymour College, and you'll be hard pressed to find a better investment into one of Adelaide's most affluent, tightly held suburbs... Even more to love:

- Wide 20.12m frontage
- Undercover carport
- Further off-street parking
- Renovated, floor-to-ceiling tiled bathroom
- Separate bath & toilet
- R/C split system air conditioning
- 2x store rooms
- Immaculate front & rear gardens
- Less than 10-minutes to the CBD
- Public transport on your doorstep
- Quick dash to Burnside Village, Norwood Parade, Frewville Foodland, Tony & Marks
- Easy access to Stirling & beyond via SE Expressway

Specifications: CT / 5578/92 Council / Burnside Zoning / HN Built / 1967 Land / 674m<sup>2</sup> Frontage / 20.12m Council Rates / \$1,830.95pa SA Water / \$239.21pq Emergency Services Levy / \$212.50pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Glen Osmond P.S, Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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