

# 14 Amber Woods Drive, Glenside, SA 5065



## Sold House

Sunday, 24 September 2023

14 Amber Woods Drive, Glenside, SA 5065

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 510 m2

Type: House



William Fan



Simon Hou

0423807866

## Contact agent

Currently tenanted at \$760/week until June 2024 Presenting this exquisite residence located in the highly sought-after Eastern suburb of Glenside. Nestled in a quiet location, this home boasts an enchanting garden setting that adds to its charm. Step inside this impeccably maintained home, and you'll discover a spacious kitchen complete with a pantry. It seamlessly flows into a cozy living room, leading out to the covered entertainment area, perfect for all your gatherings. Adjacent to the kitchen and living room, an open-plan dining and lounge area awaits, offering an inviting easterly aspect. Enjoy year-round comfort with the convenience of reverse-cycle ducted air-conditioning throughout. The home comprises three bedrooms, with the master bedroom positioned at the front, providing a picturesque view, an ensuite bathroom, and a walk-in robe for your convenience. The 2nd & 3rd bedrooms also offer ample built-in storage. The main bathroom features a vanity, a separate shower, and a toilet. For added convenience, a laundry with direct external access ensures functional ease. Situated on a 510 sqm (approx.) allotment, the property is surrounded by lush gardens, creating a secure and serene environment in this desirable location. Located within the Glenunga High School zone, you'll be in close proximity to Burnside Village and the charming Dulwich shopping enclave. Plus, you're only approximately 3.5km away from the vibrant heart of Adelaide City. Specifications: CT / 5394/384 Council / City of Burnside Built / 1998 Land / 510m<sup>2</sup> Council Rates / \$2,320.75pa approx. ES Levy / \$265.45pa approx. SA Water / \$292.94pq approx. (Supply & Sewerage)\* 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at DG Real Estate office at 1/137 Gouger Street for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.