

**14 Warrego Crescent, Linden Park, SA 5065**

**HARRIS**

**House For Sale**

Saturday, 23 December 2023

14 Warrego Crescent, Linden Park, SA 5065

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 836 m2**

**Type: House**



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**\$1.675m**

With the best of the inner east at its beck and call, this prized 836sqm (approx.) allotment offers a completely comfortable family residence or exciting scope for a future development project (STCC). Extending a dignified welcome from a tranquil tree-lined crescent, the original charm of this c1950's one-owner home is second-to-none. Due to their status as "Non-Regulated" or "Exempt", a development application to the relevant city council is not required to remove any of the trees assessed." Quoted from the full tree report from Tree Tech SA Set upon polished timber floorboards, three bedrooms rest to the right of the footprint, beginning at a master with walk-in robe and ending with an authentic bathroom boasting trendy pink bath and separate toilet. Dual living zones surround a capable kitchen, with sliding glass doors that open to integrate or close to keep the rear family room cosy, creating a more modern dynamic that will be appreciated by those with growing children. Picture windows grant a gorgeous backdrop of flourishing trees and bring an extra warmth from east-facing natural light. A prestige pocket that is highly-sought and tightly held, you'll relish in the recreation of the adjacent reserve, tennis and basketball courts, whilst coveted education at Linden Park Primary and Glenunga International High is within both zoning and walking distance. It's easy to picture what could be on Warrego... Even more to love:

- 836sqm parcel offering subdivision potential (STCC)
- Wide 18.29m frontage
- Built-in robes to bedroom 2 & 3
- Dual living zones
- Secure garage & undercover carport
- R/C air conditioning
- Ceiling fans
- Irrigated gardens & 2x powered sheds
- 5-minute stroll to bus stop
- Just 4km to the CBD
- Zoned for Glenunga International & Linden Park Primary
- Short stroll to Tusmore Park & Hazelwood Park playground
- Walking proximity to Burnside Village, Aldi, Tony & Mark's & Spill the Beans

Specifications: CT / 5714/491 Council / Burnside Zoning / SN Built / 1958 Land / 836m<sup>2</sup> Frontage / 18.29m Council Rates / \$2,086.45pa Emergency Services Levy / \$235.20pa SA Water / \$315pq Estimated rental assessment: \$560 - \$590 p/w ((Written rental assessment can be provided upon request) Nearby Schools / Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S Disclaimer: 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409