

**16 Allandale Avenue, Glen Osmond, SA 5064**

**House For Sale**

Thursday, 25 January 2024



16 Allandale Avenue, Glen Osmond, SA 5064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1700 m2**

**Type: House**



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## Contact Agent

A spot that soars above – yet sits quietly and enviably close – to the CBD, presently offers a 3-bedroom plus study 1983s family home with separate dual car garaging, also quietly boasting prized zoning to Linden Park Primary and the highly-sought Glenunga International High School. Great investment whilst you make grand design plans offering spectacular city & sea views from this lofty 1700m<sup>2</sup> allotment. The block, spanning a frontage of 29m and a depth of close to 80m, is well established with tiered terraces, plenty of native trees, grapevines, and olive trees ready to tame in a private, peaceful location that's no stranger to lavish, luxury and grand design builds...What we love about this cozy home: \* 3 bedroom (+ study) brick home \* Master bedroom with study/dressing room \* Fabulous views across the city and coast \* Low maintenance lawn at front of the house \* Split air conditioning system and fireplace in living room \* Electricity cooktop and hot water system \* Freestanding double garage & assorted garden shedding \* Sealed driveway & established Mediterranean-style terraced gardens \* Terraced & tiered rear gardens \* Very private entrance More aspects to love: - Spectacular city, sea & hill views - Incredible opportunity with a 29.4m frontage & a 1700m<sup>2</sup> block - Concept plans available for an all-new grand design - Great scope to add further value, develop, build, or potentially extend upwards (subject to necessary consent by council) - Prized zoning to Linden Park P.S. & Glenunga International High School - A stunning location with easy access to excellent schools and shopping - Quiet & peaceful nature-lovers paradise - Close to popular walking trails - Plenty of visiting kookaburras, kangaroos & koalas Also in your peripherals: Mount Osmond Golf Course, the beauty of Waterfall Gully and nearby walking and hiking trails, easy freeway minutes to Crafers and Stirling, Burnside Village boutiques and Arkaba Hotel, and a leafy dash to Seymour College. INFORMATION: COUNCIL RATE \$421.60/quarter (approx) SA WATER (Supply): \$74.20/quarter (approx) SA WATER (Sewerage): \$151.97/quarter (approx) Emergency Services Levy \$TBA/annual (approx) Year Built: 1983 RLA: 272 867 \*Please note that all the information provided for this property has been obtained from sources we believe to be accurate. We cannot guarantee the information is accurate however and we accept no liability for any errors or omissions – including, but not limited to the property's land size, floor plans & dimensions, build size, building age, condition or any other particulars. Interested parties should always make their own inquiries and obtain their own legal advice.