

**18 Myrona Avenue, Glen Osmond, SA 5064**

**House For Sale**

Thursday, 16 November 2023



18 Myrona Avenue, Glen Osmond, SA 5064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1033 m2**

**Type: House**



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**\$2.5m**

Auction Sat, 2nd Dec - 11.30am (usp) Crafted by Allan Sheppard, this expansive home boasting over 300 sqm exudes grandeur with high ceilings and generously proportioned rooms. Recently undergoing extensive renovations, this property epitomizes the perfect lifestyle residence. Featuring 4 bedrooms, the master wing is a haven with a bay window, his and hers robes, and an ensuite-a dreamy space to wake up every morning. Three additional bedrooms, a luxurious central family bathroom and well-appointed laundry with great storage. Flexibility is key to a modern lifestyle, and this home really delivers. A spacious lounge with a gas fireplace at the front provides a cozy winter retreat, while a large office, playroom or teenager retreat offers room for everyone. Step into the heart of this residence to discover a spacious, light-filled open-plan living space with garden views. The chef's dream kitchen features luxurious Siemens double wall ovens, a gas cooktop, dishwasher, and integrated double Fisher & Paykel fridge/freezer. Adorned with sleek Caesarstone countertops, matching splashback, and a feature rangehood, the kitchen is complemented by a must-have butler's pantry and direct access to the Vergola covered entertaining area. So convenient. The culinary haven seamlessly connects to a casual dining area and an expansive double living room with a sleek gas fire. The garden is fully established and creates the most tranquil setting, the front garden is a stunning cottage garden and the rear expansive garden further enhanced by the reserve directly behind your own olive tree grove. Convenience is at its peak with a side-by-side garage offering storage and rear garden access, along with a large garden shed. What you will love • 6 KW Solar System • Study or fourth bedroom option • Butler's pantry • Daikin reverse cycle air conditioning • Rinnai Gas Instantaneous HW • Ring Camera & Doorbell • Plantation shutters • Ornate Ceiling Roses • TV & Sound bar inclusions • Heated towel rails • Hardwood flooring throughout • Great storage Certificate of Title - 5091/686 Council - Burnside Zoning - SN - Suburban Neighbourhood Year Built - 1997 Land Size - 1033m<sup>2</sup> Total Build area - 335m<sup>2</sup> Council Rates - \$2,980.70 pa SA Water Rates - \$342.83 pa Emergency Services Levy - \$314.60 pa OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403