

**23 Auburn Avenue, Myrtle Bank, SA 5064**



**Sold House**

Saturday, 12 August 2023

23 Auburn Avenue, Myrtle Bank, SA 5064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 748 m2**

**Type: House**



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## Contact agent

**\*\*OFFERS CLOSE MONDAY 14TH AUGUST AT 12PM (USP)\*\***In true Myrtle Bank fashion, this enduring home takes the charm of its 1940s origins and extends (literally) your expectations of what family living ought to be on a generous parcel that takes a flexible 4-bedroom footprint and a heated pool in its solar-powered stride. Dressed in white to 'pop' against its privacy-creating hedging and established plantings, the sense of sanctuary defies its 10-minute connection to Adelaide's beating heart, bringing daily life to a slow, relaxing pulse for a growing family in search of a bonafide entertainer. And entertain you will, all year round, where expansive open-plan living starts with a super-functional kitchen and ends in the lap of a poolside pavilion, extending that elongated internal footprint the moment you close its cafe blinds. Eager to swap the city job for some work-life balance? The additional living zone will oblige as a home office if it isn't a playroom or a second TV room that says, "the days of fighting over what to watch are over". If you're over-lining up for the bathroom on busy mid-week mornings, the master bedroom answers with an ensuite, hidden beyond your very own walk-in robe in a home with custom storage in spades. With timber floors, high ceilings, lashings of natural light and a neutral colour scheme, simply add your furniture, pops of art, indoor plants and your offspring to press play on a lifestyle with quality schools on its roll call. It's time to say 'here' to Myrtle Bank. More to love:- Ideally placed on a tree-lined street amongst other character-filled homes - Double carport and additional off-street parking - Extended ultra-flexible floorplan of multiple living zones - New poolside timber-decked entertainer's patio - Powerful solar system for reduced energy bills - Ducted reverse cycle temperature control and efficient split r/c - Large open-plan kitchen with breakfast bar, dishwasher, gas cooktop, and plenty of storage - Wonderfully private with high fencing/hedging - Custom bookcase/TV unit to family room- Storage includes built-in robes to bedrooms 2, 3 and 4 - Glass fencing to heated in-ground pool - Garden shed - Zoned for Unley High School and Glen Osmond Primary School - Close to Scotch, Mercedes, and Seymour Colleges- A short drive from Mitcham Square and Burnside VillageRates & Fees:Council: City of UnleyCouncil Rates: \$2,723.20 p.aSA Water: \$296.78 p.qESL: \$269.20 p.a