

**3/329 Glen Osmond Road, Glenunga, SA 5064**

**HARRIS**

**Unit For Sale**

Wednesday, 6 December 2023

3/329 Glen Osmond Road, Glenunga, SA 5064

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Unit**



Matt Lange

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**\$360k-\$395k**

Solid brick and secluded, small block charm set the tone for this delightfully low maintenance unit that puts shopping, restaurant and café convenience right at arm's reach, along with city-bound public transport to give you a cosmopolitan experience in one, comfy-sized package. Picture-perfect for a downsizer or solo home-owner eager to escape the rental race, 3/329 Glen Osmond delivers cosy appeal as the open-plan and airy living, casual meals and original contemporary kitchen combine for one lovely, light-filled space. Wide windows both here and in the generous bedroom add to a natural glow, as well as a fresh white bathroom, and brick paved courtyard awaits outside with slate tiles and pops of established greenery for your morning coffee routines. A short stroll to a raft of popular places to dine in or enjoy quick eats, as well as a Drakes Mini for all your daily essentials, or venture a stone's throw further and find you're a local favourite Tony & Marks, ALDI and even the Burnside Village – this coveted pocket of the east will provide everything you could possibly need. Features you'll love:– Light, bright and airy open-plan living and casual meals with wide glass slider stepping outside– Practical and spacious kitchen with great bench top space and plenty of cabinetry– Large bedroom featuring BIRs and wide windows– Neat and tidy white-on-white bathroom, and split-system AC in main living– Low maintenance courtyard with lovely brick paving and cosy pergola area– Private carport and leafy frontage

Location highlights:– Close to a range of cafés, restaurants, as well as Drakes Mini for all your shopping essentials– Excellent access to city and Hills-bound public transport options with the CBD just 3.4km from your front door– Around the corner from ALDI, Tony & Marks, and the vibrant Burnside Village for more great shopping options

Specifications:CT / 5005/168Council / BurnsideZoning / SNBuilt / 1960Council Rates / \$979.28pa (approx)Strata Manager / TBAstrata Rates / \$722pa for Unit 3, sharing 1/5 of the insurance costEmergency Services Levy / \$94.80pa (approx)SA Water / \$117.80pq (approx)Estimated rental assessment: \$350 - \$370 p/w (Written rental assessment can be provided upon request

Nearby Schools / Glen Osmond P.S, Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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