

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

**House For Sale**

Thursday, 13 June 2024

NOAKES  
NICKOLAS

30 Myrona Avenue, Glen Osmond, SA 5064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 519 m2**

**Type: House**



Matthew Anand  
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## Best Offers By 1/7 (USP)

Best Offers By Monday 1st July at 3pm (Unless Sold Prior) Ideally positioned on the doorstep of the Adelaide Hills with an easy commute down Glen Osmond Road to the Adelaide CBD, this beautifully renovated three-bedroom home in Glen Osmond promises both convenience and comfort. Set on a generous 519m<sup>2</sup> (approx.) allotment, enjoy a warm and welcoming place of your own with all the perks of the prestigious eastern suburbs. A fresh white north-facing facade is dotted with picture windows and cafe blinds, with an established hedge concealing your verandah from street view and creating an ideal spot to enjoy a cuppa. Enter onto beautiful pine floors that create warmth and continuity through the living, kitchen and front two bedrooms. Enjoy a wonderfully sunny lounge room and adjacent dining that flow through to the kitchen/meals. Abundant storage solutions are thoughtfully integrated throughout the home, ensuring that every space is utilized efficiently and stylishly to meet all your organizational needs. Updated to provide functionality and style to please the most discerning of critics, enjoy contrast cabinetry, a double sink, white tiled splashback, brand new appliances, enough room for a breakfast table and picture windows over the sink framing the garden beyond. A well-sized lawn is ringed in a random stone retaining wall that frames established greenery. There's plenty of room to play, relax, or dine under the shade of the awning. This area provides a safe and spacious environment for pets to roam and play. Cleverly separated across the floorplan, each lovely double bedroom is fitted with built-in robes. They share use of a spectacular new bathroom boasting striking large format floor-to-ceiling tiles, a large vanity and stylish shower. Updated in style, this generously sized beauty offers quality, comfort and hits the sweet spot in Glen Osmond. From Myrona you're a short drive to highly regarded Frewville Foodland plus Coles and more at Burnside Village walking distance to dining hotspot Noi Vietnamese Eatery and a stroll to morning coffee at Melon & Rye. Features to love: -Brand new kitchen & appliances -New bathroom with floor to ceiling tiling -BIRs to all bedrooms - Secure garage and further off-street parking - Instant gas hot water system - Zoned to sought-after Glenunga International High School, Glen Osmond Primary and Linden Park Primary, close to Concordia College, Seymour School and Pulteney School and within the catchment area for Bertram Hawker Kindergarten - Moments to public transport along Portrush Road - Walking distance to Tony & Marks and Aldi - Just 1.6km to Burnside Village and 3.4km to the Adelaide CBD. Land Size: 519sqm (approx) Council: City of Burnside Council Rates: \$1226 PASA Water: \$184 PQES Levy: \$158 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.