

**35B Kyle Street, Glenside, SA 5065**

**HARRIS**

**Sold House**

Friday, 11 August 2023

35B Kyle Street, Glenside, SA 5065

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 348 m2**

**Type: House**

**\$892,000**

This well maintained Torrens Title home is ideal for the downsizer, professional couple or investor, and zoned for Linden Park Primary and Glenunga High. Comfortable for now and perfect for future modernisation. Featuring 3 good sized bedrooms, a dual-access ensuite/bathroom, functional kitchen and dining, and a large rear lounge, which is a great space to relax and unwind. The spacious master bedroom features a walk in robe and dual-access ensuite/bathroom. Bedrooms 2 and 3 (with built-in) accommodate a double bed and are ideal for a study or spare room. Relax in the large rear lounge, walk out to your patio and enjoy your private yard and afternoon sun. Ideally located in an enviable location. Close to Burnside Village for boutique shopping, cafés and restaurants. Walking distance to Glenunga Reserve/Hub and a short drive to the city and Adelaide Hills. Features & notables: - Torrens Title, 348 sqm allotment - Ducted reverse cycle air-conditioning (additional split system)- Gas heater - Gas hot water- Gas Stove and Oven - Solar (6x panels) - Garden shed - Outdoor patio - 2 toilets - Zoned for Linden Park Primary and Glenunga High Specifications: CT / 5112/793 Council / Burnside Zoning / SN Built / 1992 Land / 348m<sup>2</sup> Frontage / 7.62m Council Rates / \$1,277.46pa Emergency Services Levy / \$163.40pa SA Water / \$203.24pa Estimated rental assessment: \$530 - \$560 p/w (Written rental assessment can be provided upon request) Nearby Schools / Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409