

450A Portrush Road, Linden Park, SA 5065



House For Sale

Thursday, 4 January 2024

450A Portrush Road, Linden Park, SA 5065

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 449 m2

Type: House



Bevan Bruse
0884318181



Theon Bruse
0419816470

CONTACT AGENT

THIS IS AN AMAZING HOME SET UP FOR FAMILY LIVING. GENEROUS BEDROOM ACCOMODATION, THREE LARGE LIVING AREAS. PLUS, A WONDERFUL EXTERNAL LIVING AREA. TWO QUALITY BATHROOMS. 3 METER HIGH CEILINGS, QUALITY FITTINGS AND FIXTURES RIGHT THROUGHOUT. JUST A BRILLIANT HOME TO MOVE IN AND LIVE. The home itself has an entrance hallway that leads to the main bedroom with an outlook and French doors to a courtyard garden area. This bedroom includes also large robes and an excellent ensuite facility with separate bath and shower area. The balance of the home is set up as three other bedrooms two on the lower level and one as a room on the upper level with access from the living area stairs. This upper-level room is a good size room ideal for a retreat area or a 4th bedroom. The lower level also includes a large living and dining and kitchen area this hub of the home is something out of the box it really is a lovely room with three separate areas and the kitchen includes quality fixtures and fittings and also stone benchtops. Adjacent to the living area is a small study room which is ideal for those working from home or just wanting a study area. This also this also could be made into a Butler's Pantry as it is adjacent to the kitchen area. A good sized laundry area is adjacent to the 2nd living area. To the front of the home is stone fence and electric gates providing excellent security to the residence. The external of the home to the rear opens out to a large undercover living area with an amazing amount of paved area ideal for entertaining externally and also good size lawn and hedging around the fence line of the home. A VERY PLEASANT ENVIRONMENT. This is a brilliant opportunity for any buyer seeking to purchase a home in the eastern suburbs in a very attractive price range, so close to Burnside Village, excellent shopping and amazing schools. In the zoning of Glenunga International High School and Linden Park Primary School. You can not get much better than that in schooling. Also close to all the colleges of the Eastern Suburbs. Do not miss out, it is a great opportunity. I look forward to seeing you there. Bevan Bruse 0419 809 852

Home Features:

- SCHOOL ZONING for the Glenunga International High School and Linden Primary School
- Master built home, built in 2008.
- 13mm solid Jarrah timber floors
- Jag kitchen and joinery with stone benchtops.
- Acoustic grade gyprock to common wall.
- CSR power panel for thermal acoustic qualities.
- Carrabotta stone front wall and front fence.
- Thick laminated glass to windows in the hallway and bedroom 3 for noise reduction.
- Magnetite acoustic strips and door seals for thermal and acoustic reduction.
- 920mm wide solid doors throughout the home
- 3-meter-high ceilings throughout the home.
- Daikin ducted air conditioning.
- Gas fitting for outdoor patio heating and outdoor BBQ.
- Fully automated irrigation system.
- Electric sliding gate front of home
- Security to the home

INFORMATION

Certificate Of Title: Volume 6009 Folio 820

Council: City of Burnside

Zoning: Suburban Neighbourhood

Council Rates: \$1,703.25 per year

SA Water Rates: \$227.70 per quarter

Emergency Services Levy: \$201.20 per year

Year Built: 2008

Land Size: 449m²

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 advice. RLA 181689