

**48 Hay Road, Linden Park, SA 5065**

**HARRIS**

**House For Sale**

Thursday, 11 January 2024

48 Hay Road, Linden Park, SA 5065

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 587 m2**

**Type: House**



Daniel Oliver  
0400877705



Millie Unger  
0401000346

**\$1.2m**

Wrapped in blooming gardens and sun-loving picture windows, this c1964 family home delivers a sublime renovation to its secluded and serene 587sqm inner-eastern parcel. Bringing a central living and dining room to the forefront, the footprint promotes a 'what's old is new again' approach by fusing restored Jarrah floors with modern updates and forever timeless mid-century interior. Elevated by a freestanding Smeg gas cooktop/oven and Bosch dishwasher, there is no better space to cook weeknight meals, craft Sunday night roasts and teach the youngest family members to bake than in the skylit kitchen. Surrounding the living zones, four bedrooms provide functionality to grow and evolve with your dynamic over time, with every room allowing scope to utilise as a nursery, toy room or home office when needed. For the retro lovers, the terrazzo bathroom and laundry have remained relatively untouched, sure to charm with their generational style that has cycled back to trendy once again. Transporting the surrounding gardens into a tranquil family haven, established foliage and lofty brush fencing offer a safe and secure place to play, entertain and soak up your perfect sun-dappled slice of Linden Park. A stones throw to Burnside Village. Promising nothing but a cosmopolitan lifestyle synonymous with the inner-east, you'll enjoy access on foot to popular Spill the Beans café, adjacent Miller Reserve and neighbouring Beaumont Common. Mornings are made just as fuss-free with 600m proximity to Linden Park Primary and zoning to the close and always-in-demand Glenunga International, whilst the CBD is a mere 5km from your doorstep. Let us be the first to welcome you home to Hay Road... Even more to love:

- Lockup garage with front & rear tilt door
- Wide 17.37m frontage
- Ducted R/C air conditioning
- Ceiling fans
- 260m to bus stop on Devereux Road
- Zoned for Linden Park Primary & GIHS
- Proximity to Seymour College and Tony & Mark's

Specifications: CT / 5194/455 Council / Burnside Zoning / SN Built / 1964 Land / 587m<sup>2</sup> Frontage / 17.37m Council Rates / \$2,632pa Emergency Services Levy / \$216.30pa SA Water / \$243.05pa Estimated rental assessment: \$700 - \$750 p/w (Written rental assessment can be provided upon request) Nearby Schools / Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S

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