

7 Myola Avenue, Glenunga, SA 5064



**Sold House**

Friday, 18 August 2023

7 Myola Avenue, Glenunga, SA 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 731 m2**

**Type: House**



Bevan Bruse  
0884318181



Theon Bruse  
0419816470

**\$1,700,000**

THIS HOME IS IN A MARVELOUS LOCATION CLOSE TO GLENUNGA INTERNATIONAL HIGH SCHOOL, BURNSIDE VILLAGE AND SO CLOSE TO THE CITY CENTRE. WHAT A GREAT SPOT TO LIVE AND ENJOY LIVING IN THE EASTERN SUBURBS OF ADELAIDE! THIS HOME WAS BUILT IN 1984 AND IS ON LAND OF 731SQM 16.76M<sup>2</sup> x 43.63 m<sup>2</sup>. The opportunity to purchase this home is rare. Buyers understand it is very sought after location. The generous home comprises a wonderful entrance hallway that leads to the very large formal sitting room to the front of the residence. Stepping down to a very formal dining room. This living dining area also includes a built-in bar area and is a light filled room with northerly sun coming through the windows and a garden view outlook. Further from the hallway area leads to the main bedroom suite of the home with a private courtyard garden to the southern side of the home. This room also includes a large walk-in robe and an all-new ensuite bathroom facility. The hub of the home is the living room and everyday dining area. This area is adjacent to the kitchen facility with ample cupboard and bench space, stone bench tops and Miele appliances stove and dishwasher. This living room is extremely generous measuring 6.40m x 5.70m giving a room for families to really enjoy as a hub of the home lifestyle room. This living room also has light coming in from the northerly sun which gives that wonderful feeling of spaciousness and the opportunity for buyers to use the alfresco entertaining area which is of this room for external living. The alfresco area has sun blinds all the way around. The balance of the home is also set up with two other good-sized bedrooms and a very large main bathroom, with spa bath and a separate WC. There is a large laundry utility room and an excellent storage room off of the outdoor living area measuring 2.40m x 1.80m what a great room to have as a storage facility for many uses. Positioned on a wonderful gardened allotment of land. Also includes a double lock up garage with cupboard, bench space and a roller door through to the courtyard gardens of the home. This is a good sized garage and there is extra car parking in the driveway to the home. This home has ducted reverse cycle air-conditioning and security system. As I said, surrounded by an attractive garden which can be further established to suit buyer's needs. THIS HOME IS ONLY ON THE MARKET DUE TO A FINALIZATION OF AN ESTATE. MUST BE SOLD. Auction Date: Onsite at 11am on the 9th September 2023 Bevan Bruse 0419 809 852 ZONED SCHOOLS Glen Osmond Primary School Linden Park Primary School Glenunga International High School INFORMATION Certificate Of Title: Volume 5468 Folio 623 Council: City of Burnside Zoning: Suburban Neighbourhood Council Rates: \$2481.15 per annum (approx.) SA Water Rates: \$304.90 per quarter (approx.) Emergency Services Levy: \$269.20 per annum (approx.) Year Built: 1984 Land Size: 731sqm 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