

8 Sylvan Way, Glenalta, SA 5052

HARRIS

House For Sale

Thursday, 18 January 2024

8 Sylvan Way, Glenalta, SA 5052

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 892 m2

Type: House



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\$1m-\$1.1m

Nestled in the heart of Glenalta, 8 Sylvan Way is a timeless and welcoming family home. Built in 1997, it enjoys an elevated position on the high side of the street, overseeing its generous 892m² block with an impressive 38.1m frontage. Upon entering, the warm timber flooring guides you into a cosy living area with a fireplace, creating a comfortable atmosphere. The consistent use of timber flooring throughout the home not only adds charm but also brings a touch of sophistication. The kitchen, the heart of the home, is a practical and inviting space. Featuring a barn sink, thick stone benchtops, and a spacious walk-in pantry, it's perfect for creating delicious meals and lasting family memories. Designed for year-round comfort, the residence includes ducted evaporative cooling and ducted gas underfloor heating, making it a tranquil haven in all seasons. The master bedroom, a peaceful retreat offers built-in robes and expansive windows framing scenic views. Its ensuite, recently updated with dual basins, provides a touch of luxury. Bedrooms 2-4, with built-in robes and ceiling fans, ensure comfort for every family member. Beyond the main living areas, a second living room beckons, serving as a versatile space or teenage retreat. With a ceiling fan and easy access to the outdoor entertaining area, it expands the living space to the outdoors. The outdoor space is perfect for hosting BBQs with family or friends and making delicious pizzas in the wood-fired oven. Only 20 minute drive to the CBD and walking distance to Belair Primary School, train and buses and the popular Belair National Park. Where else can you find all this wrapped up as a package like this home? Practical amenities, such as a well-appointed laundry with ample bench space and an under-house workshop, contribute to the functionality of this family home. Situated on the high side of the street in the sought-after suburb of Glenalta, 8 Sylvan Way is not just a house; it's a sanctuary where timeless design meets modern convenience. It offers an opportunity to embrace a lifestyle of tranquillity, warmth, and unparalleled comfort. Specifications: CT / 5288/472 Council / Mitcham Zoning / Hills Neighbourhood Built / 1997 Land / 892m² Frontage / 38.1m Council Rates / \$2,058.5pa SA Water / \$217.35 pq Estimated rental assessment / \$800 - \$850 per week / Written rental assessment can be provided upon request Nearby Schools / Belair P.S, Hawthorndene P.S, Blackwood P.S, Eden Hills P.S, Blackwood H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural 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