

9 Boucaut Street, Glen Osmond, SA 5064

HARRIS

Sold House

Thursday, 29 February 2024

9 Boucaut Street, Glen Osmond, SA 5064

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 780 m2

Type: House



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Take an epic 1970s split level home, and upscale it into the ultimate light-filled family entertainer – 9 Boucaut Street executes a tricky brief with impressive ease. Tucked away in the eastern foothills, worlds away from the bustle while still only moments from all the action, it's an enviable address for you to thrive across every era. Set over two levels to frame sweeping views across the CBD to the coast, a striking frontage with walkway casts an unforgettable first impression. The upper floor is defined by extensive living area, rich timber floors, high ceilings and crisp colour palette elevating the scale, while French doors unite with an expansive balcony, the perfect observation deck for cotton candy sunsets. Layering stone benchtops, Electrolux 5-burner gas cooktop, Euro double oven and walk-in pantry to create a worthy home hub, a sit-in kitchen is a fitting host for breakfast cook-ups and new recipe trials. Further enjoying north-western orientation, a master bedroom is the ideal parents retreat, complete with private ensuite. Four additional bedrooms and two bathrooms are divided across both storeys, delivering an enviable footprint for bespoke configuration. Triple living areas to lower floor showcase the full flexibility of the footprint, with home cinema set for movie night (BYO popcorn), while two multi-purpose living areas, one boasting kitchenette, provide further space to spread out. Customise each, or reimagine the entire floor for multi-generational living, teenagers retreat, or custom work-from-home suite – everything is possible. Wrapped with lush vines, a vast rear pergola area is ready for alfresco dining, outdoor lounging and relaxing waterside simultaneously. Frameless glass fencing ensures outlook across the sparkling pool are never interrupted, while lawns and abundant fruit trees wrap the rear of the allotment in botanical bliss. Prime placement in the heart of the eastern suburbs places a plethora of educational options at your door, with Linden Park Primary School, Glenunga International High School and numerous private schooling options nearby for a streamlined school run. Burnside Village is just up the road for premier shopping, as well as Tony & Marks for the best Fruit & Veg shop in the east. The CBD is only 15 minutes away, hit the freeway for downtime spent exploring the beloved townships of the Adelaide Hills. All bases covered with style. You'll wonder how you lived anywhere else. More to love:- Solar panel system- Secure double garage with rear roller door and workshop facilities- Additional off-street parking- Ducted air-conditioning to upper floor, with split systems to lower floor- Separate laundry with exterior access and storeroom- Retractable awnings to balcony and main bedroom window- Garden sheds- Timber floors, easy care tiles and plush carpets- Extensive storage and built-in robes- Downlighting- Irrigation system

Specifications: CT / 5125/974 Council / Burnside Zoning / HNBuilt / 1976 Land / 780m² Frontage / 18.29m Council Rates / \$2488.00pa Emergency Services Levy / \$239.00pa SA Water / \$266.08pa Estimated rental assessment / \$1,150 - \$1,250 per week / Written rental assessment can be provided upon request

Nearby Schools / Glen Osmond P.S, Linden Park P.S, Mitcham P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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