

**13B Cedar Crescent, Glenside, SA 5065**

**HARRIS**

**House For Sale**

Wednesday, 26 June 2024

13B Cedar Crescent, Glenside, SA 5065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 161 m2**

**Type: House**



Daniel Stewart  
0435764255



Daniel Oliver  
0400877705

**\$1.050m**

Auction 12pm Saturday 13th July Designed and flawlessly updated for the finest in light-filled living, and enveloped by everything that defines the lifestyle of the leafy inner-east, 13b Cedar Crescent is ready for your enviable next era. Radiating street appeal, the vine-wrapped facade takes its cues from French provincial silhouettes, circle-top window and balcony simultaneously elevating the rendered frontage and delivering the first hint of the calibre to come. The flowing footprint reaches its undeniable apex at breathtaking open plan living area, double-story west-facing picture window soaking up the afternoon sun and framing cotton candy sunsets. Floating stairs further transport the abundant natural light across the space, while a wood-log gas fire place guarantees the toastiest winters on record. A impressive modern kitchen layers timber-look benchtops, chic subway tiled backsplash, and farmhouse sink for endless style, while full-length pantry, stainless-steel appliances, and wine fridge grant substance to match, island bench uniting every zone for easy flow. French unites indoors and out, connecting to an alfresco terrace certain to host everything from weekend brunch to extended family Christmas Day, ticking all the boxes for outdoor entertaining without adding garden maintenance to your to-do list. Boasting both walk-in robe and ensuite, and lined with balcony, a main bedroom suite offers the perfect parents retreat. A dedicated study to landing permanently solves the dilemma of where to set up shop in work-from-home days, while two additional bedrooms are on hand to be configured exactly as you like, family bathroom completing with equation with a serene retreat for everyday routines. Rockstar placement in the Amber Woods Estate puts everything that defines the east within a walking radius, from Olive Reserve as a natural extension of your front yard, your morning caffeine hit and weekend sport at the Glenunga Hub, designer shopping at Burnside Village, and the gourmet grocery run at Frewville Foodland. The commute is simplified with an 8-minute drive to the city, while hot-ticket zoning for Linden Park Primary School and Glenunga International High School sorts the school run. Every box ticket for a life well-lived - it's the only good life on Cedar. More to love:

- Ultra-low maintenance allotment
- Secure double garage with remote panel lift door and internal entry
- Ducted reverse cycle air-conditioning
- Separate laundry with guest powder room
- Timber-look floors and plush carpets
- Neutral colour palette
- 2.7 metre ceilings and void
- Instant gas hot water service
- Security system
- Ceiling fans
- External roller blinds to western windows
- Downlighting

Specifications: CT / 5268/889 Council / Burnside Zoning / HDN Built / 1997 Council Rates / \$1,685pa Emergency Services Levy / \$196.65pa SA Water \$297.95 Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Linden Park P.S, Glenunga International H.S, 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