

# 21B Hann Street, Glynde, SA 5070

## House For Sale

Tuesday, 25 June 2024

21B Hann Street, Glynde, SA 5070

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 346 m2**

**Type: House**



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## Best Offer by 16/07/2024 U.S.P

Ideally situated in a serene neighborhood just 6 km (approx.) from the CBD, this well-maintained property offers easy access to excellent local amenities, as well as those in nearby Firlie and Norwood. Enjoy great shopping options, cafes/restaurants, schools/colleges, and convenient public transport. Located on a well-kept and well-fenced allotment of approximately 346 sqm, this 2006-built home boasts strong street appeal. The property features a garage with internal entry, an automatic front roller door, and a manual rear roller door for easy access. The neatly presented interior includes high-quality blinds and LED lighting throughout. The home comprises four generously sized, carpeted bedrooms. The master bedroom features a white-tiled ensuite and mirrored built-in robe, while the other bedrooms share a full bathroom with white wall tiles and a mirrored vanity. The separate laundry provides access to the backyard and clothesline. The heart of the home is the spacious open-plan kitchen/dining/family area, complete with laminate floorboards. The modern, functional kitchen is equipped with overhead and under-bench cupboards, 30mm stone benchtops, a stainless steel dishwasher, cooktop, and under-bench oven. A sliding door leads to the tidy backyard, which has ample space to build a pergola. Additional appealing features include ducted reverse cycle air-conditioning, a split system in each room, an instant hot water system, and a solar system. This conveniently located, low-maintenance home is perfect for singles, couples, young families, and downsizers. Prepare to be impressed! Features you will love:- Torrens Title with 18.8m frontage (approx.)- Automatic roller door to the garage- D/C air conditioning and split system in each room- Instantaneous gas hot water system- LED downlights - 2.7m ceiling height- 30mm Stone bench top in kitchen- Master Bedroom with Ensuite- Solar system Specifications: Council / Norwood Payneham & St Peters Built / 2006 Council Rates / \$381.97 p/q (approx.) ES Levy / TBC p/a (approx.) Inspection is the MUST! Please call Oscar 0433 644 039, Oliver 0430 826 461. 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 inquiries and obtain their own legal advice. Harcourts Prohomes | RLA292426