

**28 Linden Avenue, Hazelwood Park, SA, 5066**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

28 Linden Avenue, Hazelwood Park, SA, 5066

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Big Block Beauty Spilling with Exciting Scope to Transform.**

A much-loved, mid-century residence ready to be re-inspired, 28 Linden Avenue a prized 719sqm parcel perched along Hazelwood Park's most iconic tree-lined avenue, and arm's reach to iconic parks and reserves, local cafés, and vibrant shopping precincts is an exclusive opportunity of life-changing potential.

With neatly presented, all-original charm set to solid brick footings and durable new carpets, options abound whether you plan to lease, live in or renovate this 3-bedroom abode into more modern standings as you explore the full range of possibilities that such a brilliant block size truly brings.

A breathtaking family home to plant your feet in neighbourly surrounds. Adding wonderful convenience to this exclusive address, you'll also find a raft of public and private schooling options all close at hand for hassle-free morning commutes, both Burnside Village and the iconic Parade Norwood moments away for all your boutique shopping and busy social calendar catch-ups, while a 7-minute bee-line to Adelaide CBD is the cherry on top of an opportunity spilling with excitement.

Features you'll love:

- Sweeping 719sqm allotment inviting wonderful renovation, redesign or rebuild.
- Neat and tidy original condition mid-century home, sturdy solid brick footings and new durable carpets
- Light-filled formal lounge with split-system AC, and spacious kitchen with backyard views
- Large master bedroom featuring wide windows
- 2 additional ample-sized bedrooms, both with BIRs
- Central bathroom with lots of natural light, heat lamps and additional guest WC adjoining the practical laundry
- All-weather outdoor alfresco overlooking a sunny backyard, neat lawn and hedging
- Sunbathed front lawn, manicured roses and classic red-brick frontage
- Long gated driveway with room for several cars and handy shed/garage

Location highlights:

- Iconic positioning on the tree-lined Linden Avenue, and a leisure stroll to family-friendly parks, playgrounds and reserves
- Around the corner from Burnside Primary and zoned for Glenunga International, as well as nearby exclusive private options in Pembroke and Loreto
- Close to a raft of local cafés and suburban restaurants, moments from Burnside Village and a quick zip to The Parade Norwood for all your shopping, café and boutique options
- Only 7-minutes from the CBD and easy reach to the scenic Adelaide Foothills

Specifications:

CT / 5444/239

Council / Burnside

Zoning / SN

Built / 1948

Land / 719m2 (approx)

Frontage / 15.24m

Council Rates / \$2021.90pa

Emergency Services Levy / \$212.90pa

SA Water / \$253.54pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Burnside P.S, Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S

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