

**34 Mulberry Road, Glenside, SA, 5065**

**HARRIS**

**House For Sale**

Saturday, 10 August 2024

34 Mulberry Road, Glenside, SA, 5065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daniel Stewart

## Grab all that makes Glenside glorious from the ultimate in Torrens Titled contemporary living

The apex of crisp, carefree living, enveloped by everything that defines both leafy eastern suburbs living and the lifestyle hub of Cedar Woods' Glenside development - 34 Mulberry Road ticks every box in record time.

Chocolate brick and vertical lines radiate ultra-modern street appeal, delivering the first hint of the calibre to come. Lined with sleek grey-scale tiled floors, canopied by high square-set ceilings, and layered with warm timber tones, the flowing footprint reaches it's undeniable apex at breathtaking open plan living area. Eastern orientation ensures an abundance of morning sun rays, while sliding doors ensure seamless connection of indoors and out.

Boasting waterfall stone benchtops, timber contrast cabinetry, chic subway tiled backsplash, and undermount sink, while full-length pantry, Smeg stainless-steel appliances, and butler's pantry grant substance to match, island bench uniting all areas for easy flow.

A dedicated study front to entryway permanently solves the dilemma of where to set up shop on work-from-home days, while an additional family area to upstairs landing links the slumber zones with more space to spread out. From main bedroom suite with walk-in robe and ensuite, to two additional bedrooms both complete with built-robos serviced by a family bathroom, there's no shortage of scope to configure exactly as you like.

Completing the allotment with an alfresco retreat ready to host lazy weekend brunch and extended family Christmas Day, an easy-care rear yard offers private outdoor entertaining without adding excessive garden maintenance to your to-do list.

Everything that defines Glenside is in a walking radius, from your morning caffeine hit and weekend sport at the Glenunga Hub, designer shopping at Burnside Village, to 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.

It's magic every day on Mulberry.

More to love:

- ☑ Ultra-low maintenance 2024-built Torrens titled home
- ☑ Secure single garage with internal entry to Butler's pantry
- ☑ Additional off-street park
- ☑ Ducted reverse cycle air-conditioning
- ☑ Downstairs guest powder room
- ☑ Laundry facilities to butler's pantry
- ☑ High-end, fully tiled bathrooms with wall-hung vanities, walk-in rainfall showers, under-cabinet feature lighting, and extensive storage
- ☑ Instant gas hot water service
- ☑ 2.7m ceiling height
- ☑ Security system
- ☑ Ceiling fans
- ☑ LED downlighting

Specifications:

CT / 6298/767

Council / Burnside

Zoning / UC

Built / 2024

Land / 158m2 (approx)

Frontage / 6.5m

Estimated rental assessment / \$780 - \$800 per week / Written rental assessment can be provided upon request

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

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