

**6/18 Conyngham Street, Glenside, SA 5065**

**Raine&Horne.**

**House For Sale**

Tuesday, 25 June 2024

6/18 Conyngham Street, Glenside, SA 5065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 340 m2**

**Type: House**



Soe Wang  
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## **Auction On Site Saturday 20th July 11:30AM**

Welcome to 6/18 Conyngham Street, Glenside - a stunning 3 bedroom, 2 bathroom house that is sure to tick every box in your property search. If it's a family home with location at the top of your list, then you must see this property; set on a 340sqm block, this modern two-storey house gives you 161sqm of family living in the hugely popular Eastern Suburbs location of Glenside, nestled between the CBD and the hills. From the moment you turn from the tree lined Conyngham Street through your gates and onto your driveway - you'll know that you have found a place to call home. Entering the house either through the front door, or via your double garage you'll find a large 5.4m x 6.4m reception room with light flooding in from the north and west aspects before moving through to a large kitchen area with open plan area that acts as a second reception room - perfect for winding down after a long day. To the side the laundry and downstairs hides away all the essentials of modern life. To the rear of the property a large patio garden is the idea location to relax with a family barbeque and let the stresses of the day drift away. When it's time to climb the stairs at the end of the day, you'll find three good sized double bedrooms, a huge study area which is perfect for the children to complete their homework and a family bathroom, with the Master featuring an en-suite shower room and walk in wardrobe too. In addition there is a balcony that can be accessed from the bedroom. Leaving 6/18 Conyngham Street, you have a wide range of options only moments away, with the bustling and expanding Burnside Village where you can shop, eat or drink to your hearts desire only a stroll away or the ever popular Dulwich Village to the north. Those that love the outdoors, Glenunga Hub and Reserve are a 200m away, with Hazelwood Park and the Adelaide Parklands only minutes away in the car. For families looking for top class education for their children, this fabulous home is zoned for the incredibly popular Linden Park Primary School, as well as the critically renowned Glenunga International High School. Further options for Private Schools can be found with Loreto College, Seymour, Pembroke and St Peters Girls a short drive away. Homes in this prestigious suburb are highly coveted and rarely become available. This townhouse represents one of the few opportunities to secure a residence in this exclusive area, with private parking and garage in such a popular school zone. With its desirable location and excellent amenities, this property presents a fantastic investment opportunity. The high demand for rental properties in Glenside ensures that a landlord would have a pick of tenants wanting to secure a home here too. **Property Highlights:**• Prime Eastern Suburbs Location. • Tree Lined Street• Two Reception Rooms• Open Plan Kitchen• Large Patio • Three Bedrooms• Double Garage• Solar Panels• Zoned for Linden Park Primary School• Zoned for Glenunga International School• 10minute walk to Burnside Village Shopping Centre• 10minute drive to the City\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.\*\*The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.