

**8 Margaret Avenue, Glenalta, SA, 5052**

Smallacombe

**House For Sale**

Friday, 30 August 2024

8 Margaret Avenue, Glenalta, SA, 5052

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## WELCOME TO YOUR NEW FAMILY HOME IN GLENALTA

~ Auction: Saturday 21st September @ 11.00am (unless sold prior) ~

Discover this solid, well-built home, nestled in the serene, leafy surrounds of Glenalta, a wonderful family-friendly neighbourhood. This residence boasts a fresh, light-filled ambiance with a spacious, flexible floorplan that can be tailored to your unique needs.

Recently updated, the home features new paint, modern lighting, a refreshed kitchen and bathroom updates. With its garden outlook from every room, it perfectly balances comfortable family living with fantastic entertaining spaces.

### Key Features:

- \* Bright and Inviting Spaces: Large picture windows allow natural light to flood the home, creating a warm and welcoming atmosphere.
- \* Flexible floorplan: The layout offers potential for multiple living spaces including home office/work from home options.
- \* Three good size bedrooms: Each with polished timber floors and built-in robes, providing both style and convenience.
- \* Spacious Living Areas: Perfect for relaxing and unwinding.
- \* Home Office: Ideal if you work from home with its direct access from the front
- \* Upgraded Kitchen: Recently updated with ample storage, new benchtops and a seamless flow into the dining area, ideal for family meals and gatherings.
- \* Versatile Second Living Area: This space is perfect for a study and ideal rumpus/second living area
- \* Refreshed Family Bathroom: Located in easy proximity to the bedrooms

### Outdoors:

- \* Entertainer's Deck: A fabulous large outdoor deck overlooks the garden, making it perfect for relaxing, entertaining, and watching children enjoy the fabulous back yard. A great space for a BBQ or simply to unwind with a great book, coffee or glass of wine.
- \* Private and Secure Backyard: Enjoy the well-established, private yard adjoining a charming winter creek, ample space for play, and the opportunity to create your own garden oasis, including veggie patch or garden beds.
- \* Additional Features: A garden/tool shed, undercover carport, and extra parking space for a car, boat, trailer, or caravan.
- \* Comfort and Convenience: Split system air conditioning in the living area ensures year-round comfort.

### Prime Location:

- \* Tranquil Yet Accessible: Just minutes from excellent amenities, including bus and train services, Main road shops and cafes in both Belair and Blackwood, and the renowned, award winning Banana Boogie Bakery.
- \* Top-Rated Schools: Close to Belair and Hawthorndene Primary Schools, St John's Grammar, and Blackwood High School.
- \* Outdoor Recreation: Embrace walking trails, bike rides, and picnics with nearby Belair National Park, so close by.

This home offers the perfect blend of comfort, functionality, and location with a gorgeous green outlook in a picturesque pocket of Glenalta.

Don't miss the opportunity to make it yours!

Council: City of Mitcham

SA Water: \$192.12 per quarter

ESL: \$155.70 per annum

Land Size: 790sqm (approx.)

Year Built: 1969

Zoning: Hills Neighbourhood

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