

15/4 Collyer Crescent, Linden Park, SA, 5065

Unit For Sale

Sunday, 3 November 2024



15/4 Collyer Crescent, Linden Park, SA, 5065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Townhouse-Style Retreat in Linden Park

Nestled within the peaceful Collyer Court complex, this rare-to-find two-storey residence seamlessly combines convenience, privacy and style in Adelaide's esteemed eastern suburbs. With a unique townhouse-style layout, this home is perfect for first-home buyers, investors or anyone looking to secure a spacious and serene setting in a prime locale.

Step into the ground floor, where light-filled, open-plan living and dining areas flow effortlessly, offering an inviting outlook of the surrounding park-like greenery. The spacious kitchen is designed for both function and connection, featuring ample cabinetry and bench space, ideal for preparing meals while engaging with children or guests.

Upstairs, two well-sized bedrooms each come equipped with built-in wardrobes, with the main bedroom offering access to a private balcony that overlooks lush surroundings-a tranquil retreat for enjoying morning coffee or unwinding in the evening. The neutral decor throughout provides a fresh, move-in-ready ambiance, allowing new owners to easily add their personal style.

More to Love:

- Open-plan lounge and dining with serene, park-like views
- New timber-look flooring on the upper floor
- Split-system reverse cycle air conditioning
- Spacious kitchen with ample storage and bench space
- Private balcony off the main bedroom with tranquil views
- Built-in laundry for added convenience
- Undercover carport
- Zoned for Linden Park Primary & Glenunga International High School

Ideally positioned for a vibrant lifestyle, this residence is just moments away from local schools, cafes, shops, Aldi, beautiful parks and convenient public transport options, ensuring everything you need is right at your fingertips. A short drive will take you to Burnside Village, where boutique shopping and gourmet dining await. All of this makes it the perfect place to experience the best of comfort and convenience in one of Adelaide's most desirable areas.

Specifications:

CT / 5059/805

Council / City of Burnside

Zoning / Suburban Neighbourhood

Council Rates / \$1,079.60 p.a approx.

Strata Fees / \$675 p.q approx.

SA Water / \$165.55 p.q approx. (Supply + Sewerage)

Strata Manager / ASCM

*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.