



11 Almond Avenue, Glenside

## Lifestyle & Convenience in Prestigious Glenside

Located in the sought-after eastern suburb of Glenside, the home offers a convenient lifestyle with easy access to shopping, dining, parks, and public transport. Enjoy being just minutes from the Adelaide CBD while benefiting from the leafy surroundings and excellent local amenities that make Glenside a highly desirable place to live.

Features include:

- Fully enclosed property with remote controlled gated entry
- Floorboards throughout
- Open plan living, dining and kitchen
- Beautifully updated kitchen with stone benchtops, pantry, ample cupboard and benchtop space, stainless steel appliances including dishwasher and gas cooktop
- All bedrooms are of a good size, 2 with built in robes
- Main bathroom includes a large vanity, bath, shower and toilet
- Internal laundry
- Second toilet
- Paved pergola area
- Double garage with remote controlled door
- Low maintenance gardens

3 1 4

**FOR RENT**  
\$850 per week

**VIEW**  
By Appointment

**AGENTS**  
Tri Nguyen  
0423 686 219  
Tri.Nguyen@ljhadelaidemetro.com.au

Kirsty Clark  
0422 005 721  
kirsty.clark@ljhadelaidemetro.com.au

**AGENCY**  
LJ Hooker St Peters  
(08) 8362 8008

- Ducted reverse cycle air conditioning
- Alarm system
- Walk to cafes, shops and everyday essentials

Living at 11 Almond Avenue places you in a prime eastern suburb's location, combining a peaceful residential setting with exceptional everyday convenience. Residents can enjoy easy access to shopping and dining at Burnside Village, local favourites such as Feast on East and Dulwich Bakery, while families will appreciate proximity to quality schools including Glenunga International High School and Linden Park Primary School. Excellent public transport options along Greenhill Road and nearby Portrush Road provide convenient connections to the Adelaide CBD, which is only a short drive away.

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

**NOTE ABOUT THE OPEN INSPECTIONS:** Interested persons **MUST** register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

**Disclaimer:** 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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

## MORE DETAILS

Property ID	2EE5FDZ
Property Type	House
Including	Toilets (2)

**Tri Nguyen 0423 686 219**

Property Investment Manager | [Tri.Nguyen@ljhadelaidemetro.com.au](mailto:Tri.Nguyen@ljhadelaidemetro.com.au)

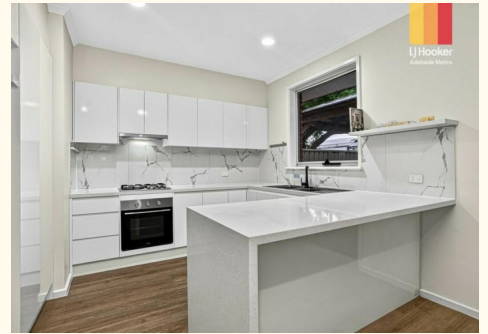
**Kirsty Clark 0422 005 721**

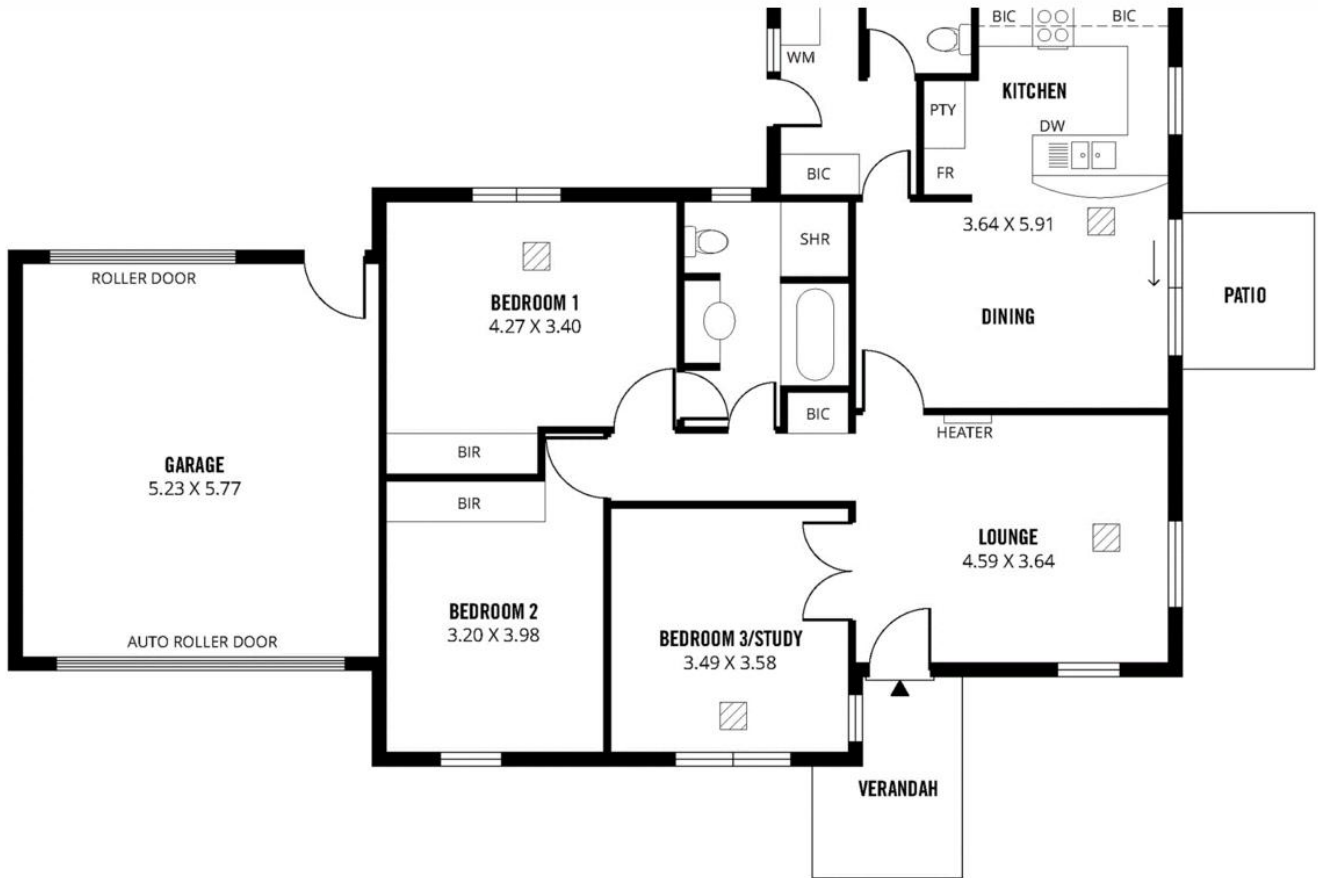
Business Development Manager |  
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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