



## Beulah Park, 15 Osborn Avenue

Sold by Luke Mitchell & Troy Tyndall of LJ Hooker  
Adelaide Metro

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Situated on a generous 970m<sup>2</sup> & 18.28m approx. frontage, this home would be ideal for young families, investors, developers or people hunting for the perfect site to build their dream home (STPC).

This beautifully maintained bungalow presents the perfect blend of comfort, convenience and character. Located less than 5km from Adelaide's CBD and surrounded by lush parks and local tennis courts, this home provides a tranquil retreat while being close to vibrant city life.

As you are welcomed home, you will find 3 generous bedrooms, multiple living areas as well as an enclosed sunroom perfect for entertaining or growing family. The formal dining



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**SOLD**

LJ Hooker

LJ Hooker

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**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2CDBFDZ](http://ljhooker.com.au/2CDBFDZ)

**Contact**  
**Luke Mitchell**  
0411 703 055  
[luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)

**Troy Tyndall**  
0401 661 997  
[troy.tyndall@ljhadelaidemetro.com.au](mailto:troy.tyndall@ljhadelaidemetro.com.au)

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

area conveniently opens out to your undercover verandah with views over your rear yard.

The kitchen is a chef's dream! 900mm wide gas stove complimented by ample storage/ bench space, provisions for large fridges, kitchen island space if needed or space to create the perfect breakfast nook for intimate morning meals with the family. All this with the added bonus of views out to your lush green rear yard.

Multiple bathrooms make busy mornings a breeze as well as a large laundry conveniently located near the rear door.

Step outside to enjoy your well established garden, complete with fruit trees and garden beds for your very own home grown produce. Lush lawn offers the perfect setting for children to play or to simply relax in the sunshine.

The garage maximises space by offering parking space, separate storage room at the rear as well as a kitchen featuring gas stove and sink perfect for outdoor cooking. Behind the garage you'll find a further two sheds providing abundant storage space for garden tools or projects alike.

This home is truly a rare find, offering a peaceful lifestyle with every convenience just moments away. Whether you're looking for space to grow, a touch of nature, or proximity to the best that Adelaide has to offer, this home will tick all the boxes.

What we love:

- \*3 generous bedrooms, providing ample space for family or guests
- \*3 living areas plus a sunroom, perfect for entertaining, relaxing or working from home
- \*2 bathrooms, making busy mornings a breeze
- \*Large garage with concrete flooring and power, featuring its own kitchen area, ideal for hobbyists, home chefs or as a workshop
- \*2 sheds, providing further storage space for garden tools or projects
- \*2 undercover car spots, ensuring off street parking for your vehicles

Location, Location, Location! You'll love the proximity to local amenities, from the popular eateries and boutique shops along Magill Road to the vibrant Norwood Parade, all just a short stroll away. Whether you're catching up with friends for brunch or enjoying a leisurely afternoon walk, this area has it all.

You can't be too late to enquire but you can be too late to inspect, contact us to learn more today!

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 enquiries and obtain their own legal advice.



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Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## More About this Property

<b>Property ID</b>	2CDBFDZ
<b>Property Type</b>	House
<b>Land Area</b>	970 m <sup>2</sup>

### Luke Mitchell 0411 703 055

Sales Consultant | [luke.mitchell@ljhadelaidemetro.com.au](mailto:luke.mitchell@ljhadelaidemetro.com.au)

### Troy Tyndall 0401 661 997

General Operations Manager / Corporate Auctioneer | [troy.tyndall@ljhadelaidemetro.com.au](mailto:troy.tyndall@ljhadelaidemetro.com.au)

### LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

[stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)



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