

1 Milne Street, Glen Osmond

A Private Sanctuary of Style & Warmth!

Privately positioned in a leafy and secure setting, this fully renovated Torrens Title 1980's duplex offers an easy transition into Glen Osmond living. Set on approx. 457sqm, the three-bedroom home combines generous proportions, light-filled interiors and fresh, contemporary finishes, with new carpets, fresh paint and ducted reverse-cycle air conditioning creating a comfortable, move-in-ready feel.

A wide entrance flows into the L-shaped lounge and dining areas, where large colonial-style windows fill the space with natural light. The north-facing lounge captures beautiful winter sunshine, while a split-system air conditioner, in addition to the ducted system, provides added comfort and climate control to this inviting living zone.

Centrally positioned within the home, the contemporary kitchen combines style with practicality. Stone benchtops, a Bosch oven and dishwasher, gas and electric connections, a breakfast bar and generous pantry storage provide everything you need for effortless everyday living. Flowing directly from the kitchen, the second living area creates a relaxed space for the family to gather, ensuring the cook is always part of the conversation and never left out of the

3 2 1

FOR SALE
\$1,200,000

VIEW
By Appointment

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LJ Hooker

action.

The accommodation comprises three generously sized bedrooms, with the main suite privately positioned at the rear of the home. A walk-in robe leads through to a sleek ensuite, complete with floor-to-ceiling tiling, double vanity and quality fixtures. Bedrooms two and three are both well positioned and feature built-in robes, while the beautifully renovated main bathroom and separate laundry mirror the sophisticated style of the ensuite, creating a cohesive finish throughout.

Outside, the backyard presents a blank canvas with plenty of scope to create an outdoor setting tailored to your lifestyle - whether it's a space for the children to play, the family dog to roam, entertaining friends or simply enjoying the morning sunshine. The front porch offers a welcoming spot for a morning coffee, while secure off-street parking is provided by the carport, complete with an electric roller door.

Comfortable year-round living is well catered for with ducted reverse-cycle air conditioning, while the home's fresh presentation means there is little to do but move in and enjoy.

The location is equally compelling, with Seymour College just moments away and the home zoned for Glen Osmond Primary School and Glenunga International High School. Just 7km from the Adelaide CBD, with Burnside Village and the Adelaide Hills both within easy reach, this is a prime position that places shopping, schools, the city and lifestyle attractions all conveniently close at hand.

Offering broad appeal, this is an ideal opportunity for downsizers seeking a low-maintenance home, first home buyers looking to enter the sought-after Glen Osmond market, young families wanting space, quality schooling and lifestyle convenience, or investors seeking a well-presented property in a tightly held location.

This is a home where the hard work has been done - simply move in, settle in and enjoy the warmth, comfort and security that this lifestyle has to offer.

CT: Volume 5493 Folio 505
Council: City of Burnside
Council Rates: \$1,688.10 per annum (approx.)
Water Rates: \$236.26 per quarter (approx.)
Land Size: 457 square metres (approx.)
Year Built: 1980 (approx.)

To make an offer, copy and paste the below link into your browser:
<https://buy.realtair.com/properties/289062>

RLA 275279

MORE DETAILS

Property ID	61T9FDJ
Property Type	House
House Size	135 m2
Land Area	457 m2
Including	Ensuite
	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Liveability

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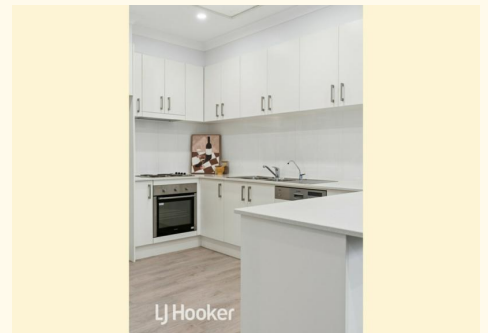
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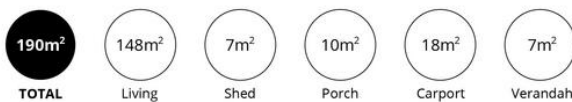
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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