



12 Elinor Terrace, Glen Osmond

## Sold by Marie Brus of LJ Hooker Adelaide Metro

Perfectly designed for the blended or extended family, this European inspired residence offers exceptional flexibility, with a fully self-contained lower level that features its own bedroom, bathroom, living area, family room and kitchenette.

Behind secure electronic wrought iron gates, a grand staircase welcomes you to a sun-drenched upper level where soaring ceilings, architectural glass and luxurious finishes take centre stage. The spacious lounge opens to a private courtyard, flowing effortlessly into the designer kitchen appointed with Caesarstone benchtops, a marble feature splashback, integrated Liebherr fridge/freezer and premium AEG appliances, including an induction cooktop and built-in coffee machine. A walk-in butlers pantry completes the space.

The adjoining open-plan dining and family area is made for entertaining, with cafe doors that lead to a fully equipped alfresco kitchen and built-in BBQ. The backyard provides a peaceful and private setting for relaxed indoor-outdoor living.

Upstairs are four generous bedrooms. Two include built-in robes and share a stylish bathroom with full height tiling, a freestanding egg

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**FOR SALE**  
Contact Agent

### AGENTS

Marie Brus  
0418 844 502  
marie.brus@ljhadelaidemetro.com.au

Mark Brus  
0408 389 544  
mark.brus@ljhadelaidemetro.com.au

### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bath, stone double vanity and feature skylight. The master suite enjoys its own private balcony with sweeping city and coastal views, along with a luxurious ensuite featuring under floor heating and a spacious walk-in robe.

Set on a beautifully landscaped 552sqm (approx.) allotment in a prestigious location with easy access to Burnside Village and elite schools. Zoned to Linden Park Primary and Glenunga International High School.

#### Key Features:

- Over 400sqm of living space
- Downstairs self-contained suite
- Secure gates with intercom
- Fully tiled, remote control garage
- Reverse cycle air-conditioning
- Alarm system & C-Bus automation
- Solar panels & energy efficient double glazing
- Underground water tank
- Two large storage rooms/cellar
- Automated irrigation system
- Powder room

A rare offering that combines versatility, space and sophistication. Inspection is a must.

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.

RLA 61345 RLA 282965 RLA 231015

#### MORE DETAILS

Property ID	2DJ1FDZ
Property Type	House
House Size	545 m2
Land Area	552 m2

#### Marie Brus 0418 844 502

Sales Consultant | [marie.brus@ljhadelaidemetro.com.au](mailto:marie.brus@ljhadelaidemetro.com.au)

#### Mark Brus 0408 389 544

Sales Consultant | [mark.brus@ljhadelaidemetro.com.au](mailto:mark.brus@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)





Living - 425.5m<sup>2</sup>  
Garage - 47.4m<sup>2</sup>  
Outdoor Ent/Verandah - 52.0m<sup>2</sup>  
Porch/Balcony - 20.1m<sup>2</sup>

TOTAL - 545.0m<sup>2</sup>

Measurements are approximate



**12 Elinor Terrace, Glen Osmond, SA 5064**

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.