



Glen Osmond, 4 Elinor Terrace

Endless Possibilities on a Rare Glen Osmond Offering

Positioned in one of Adelaide's most sought-after suburbs and zoned for the highly regarded Glenunga International High School, this well-maintained home presents a rare opportunity in tightly held Glen Osmond. Set on an elevated 914sqm (approx.) allotment with a wide 18-metre frontage, it offers outstanding potential for families, investors, or developers looking to secure a foothold in a premier blue-chip location.

Built circa 1937 and proudly held by the same family for over 30 years, the solid brick home on the high side of the street effortlessly combines timeless charm with modern comforts. From the moment you step inside, you'll be impressed by the spacious formal lounge, complete with 3m ceilings and an electric fireplace - ideal for both entertaining and relaxing.

The updated white kitchen with stainless steel appliances sits at the heart of the home, adjacent to a light-filled meals area, and flows seamlessly to the expansive rear

3 1 3

Auction

Wed 28th May @ 12:30PM

View

Wed 14th May @ 5:00PM - 5:30PM

Contact

Janine Bergin

0417 893 453

jbergin@ljhkensingtonunley.com.au

Denise Yan

0416 150 601

dyan@ljhkensingtonunley.com.au



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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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entertaining space. A large, paved alfresco zone is framed by a gabled pergola with ceiling fans - perfect for hosting friends and family all year round.

Three generously proportioned bedrooms provide excellent accommodation, with the main enjoying a lovely outlook to the front garden. The centrally located bathroom with corner vanity, toilet and shower services all bedrooms, while a second toilet is conveniently positioned off the laundry.

The backyard is both functional and full of living potential. In addition to the outstanding alfresco zone, it also features tiered, landscaped gardens, a powered shed for the handyman, raised veggie beds, and a fully fenced yard ideal for children and pets. A covered side utility area with built-in storage adds further versatility, as does a bike storage area to the side of the car parking.

Parking is plentiful, with space for 2 - 3 cars securely behind an auto roller door and easy access to the rear of the home.

Additional features include:

- Ducted reverse cycle air conditioning throughout the home
- An additional split system air conditioner in the lounge (flows into main bedroom)
- Ceiling fan in the main bedroom
- Built in robes to bedrooms 2 and 3
- 2.6kW solar system
- 5,000L rainwater tank, ideal for watering the garden.

Zoned for the coveted Glenunga International High School as well as both Glen Osmond Primary and Linden Park Primary Schools.

Ideally located with convenient access to Burnside Village, esteemed private schools, public transport, foothill walking trails, as well as the world-renowned Adelaide Hills, celebrated for their exceptional wineries.

Whether you choose to move straight in, renovate, extend, or redevelop (subject to the necessary consents), the possibilities here are endless. In a tightly held suburb where large blocks are increasingly hard to find, this is your chance to secure a valuable piece of Glen Osmond's future.

AUCTION: Wednesday 28th May at 12:30pm, on site.

(\$1,650,000)

CT: Volume 5319 Folio 588

Council: Burnside

Council Rates: \$2,156.70 per annum (approx.)

Water Rates: \$265.25 per quarter (approx.)

Land Size: 914 square metres (approx.)

Year Built: 1937 (approx.)

To register your interest or to make an offer, scan the code below:



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<https://prop.ps//v7oDXlIdR32e>

(Please copy and paste the link into your browser)

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

More About this Property

Property ID	61AKFDJ
Property Type	House
Land Area	914 m2

Janine Bergin 0417 893 453

Sales Consultant | jbergin@ljhkensingtonunley.com.au

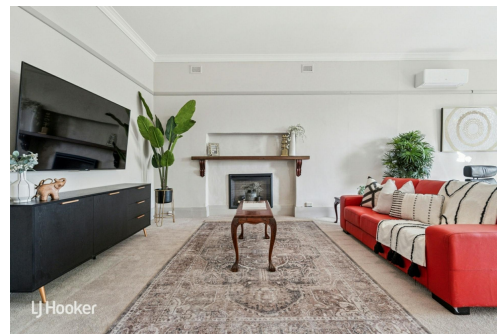
Denise Yan 0416 150 601

Sales Associate | dyan@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au | reception@ljhkensingtonunley.com.au



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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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