

**9/122 L'estrange St, Glenunga, SA 5064**

**Sold - 2/03/2024**

Unit 2  1  1 



**Sold by Doris He & Justin Li**

Enjoying the private location adjacent to reputable Glenunga International High School, this solid brick 2 bedroom courtyard home has been thoughtfully upgraded and immaculately maintained over the years by the current owner.

**Open for Inspection**  
By Appointment.

Located at the rear of a quality group, this home offers elegant, light-filled rooms with leafy views through the windows and being a corner unit, has side and rear gardens plus a side access.

Entertaining is a delight, with French doors opening from the lounge and dining areas to the paved courtyard. You can sit and enjoy the company of friends, family, or just quietly relax by yourself.

The recently upgraded modern kitchen has brand new stainless steel appliances - Bosch gas cooktop, Fisher & Paykel oven and dishwasher. Ample pantry storage and bench space allows for more gourmet creation where you can look over the tranquil and leafy rear yard.

The two bedrooms are good sized and airy, both with a built-in robe and a remotely controlled ceiling fan. They're serviced by a modern bathroom with a shower screen and vanity, and there's a separate upgraded laundry too. A secure automatic garage parking is under the roof with a direct internal access.

- Other features to love:
- Brand new plush carpet
  - Continuous flow gas hot water system with temperature control
  - Gas heating and reverse cycle split air-conditioner in the lounge
  - Ducted cooling system
  - Phantom screens and a sliding blind along the French doors for privacy and insulation
  - Plenty of storage
  - Automatic irrigation for the garden
  - Separate water meter for usage

Also in the zone of Linden Park Primary School, the property is a stone's throw from outstanding private schools, Redeveloped Burnside Village, Internationally accredited Erasmuss Foodland, leafy Webb Oval and Glenunga Reserve, Burnside Library, public transport, you name it. Whether it's a move in or an addition to

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