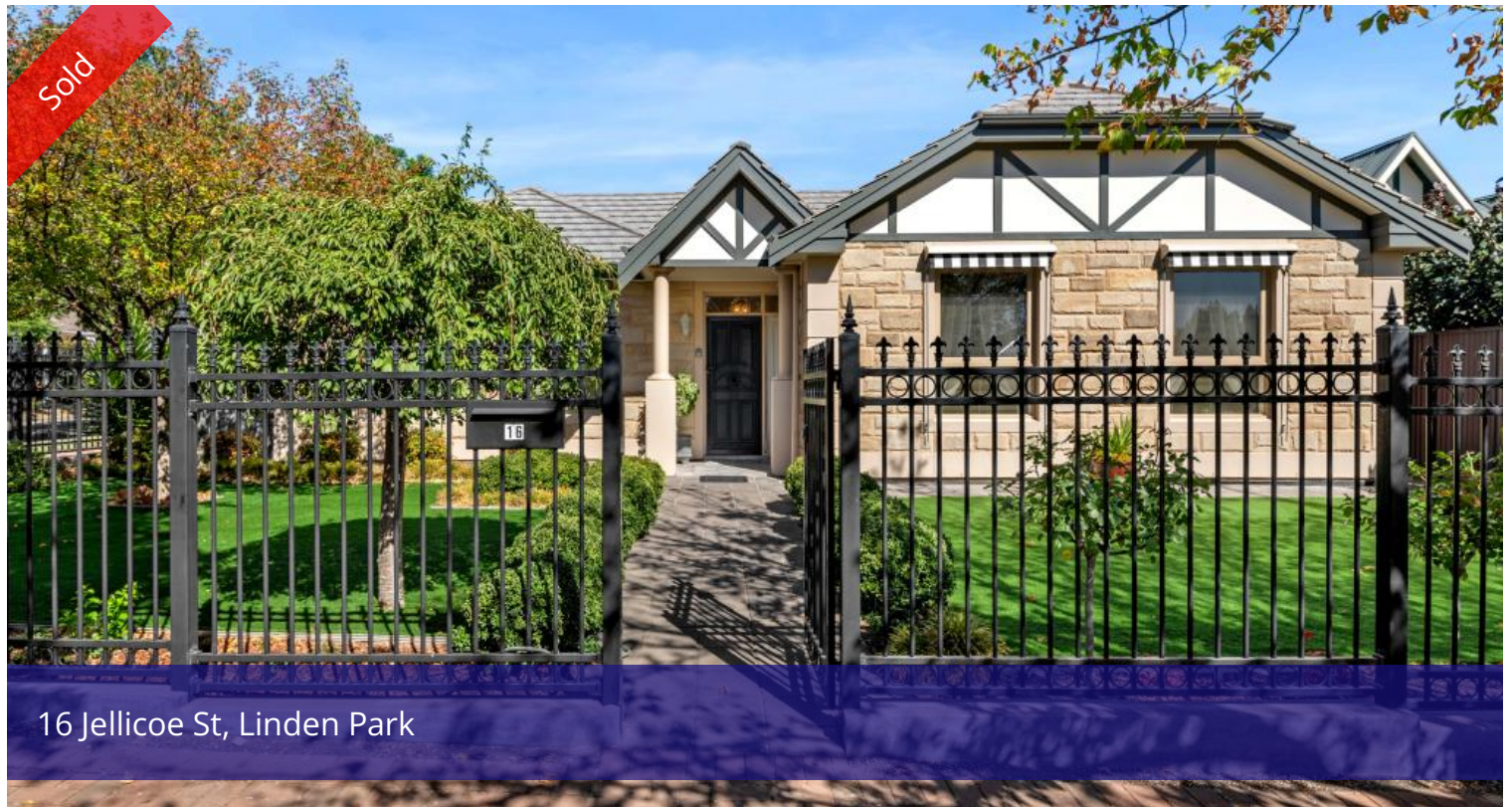


Sold



16 Jellicoe St, Linden Park



Offers Now Close this Wed, 21/4 @ 5pm - Last Open Inspection this Tues, 20/4 @ 5:30 - 6:00pm

3 2 1 398 m²

Tasteful, polished, simply elegant . . . be prepared to be impressed by this architecturally designed, custom built, 10-year-old home that has been skillfully planned and cleverly sited. With frontage on both Jellicoe and Fon Streets, the function and practicality of the one level floor plan, the layout of the garden and the street appeal have been well-considered and maximise the corner allotment.

Price	SOLD
Property Type	Residential
Property ID	1654
Land Area	398 m ²

Agent Details

Matt Scarce - 0411 185 205

Office Details

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457 Greenhill Road Tusmore
SA 5065 Australia
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SCARCE
REAL ESTATE

Behind the picture book front garden with standard roses, ornate Heritage style fencing and the gracious sandstone elevation, a more than comfortable well-proportioned home unfolds. A light and airy, spacious interior with high ceilings, porcelain floor tiles and a classic neutral colour theme combine with a delightful garden outlook that spills onto tree-lined Jellicoe Street.

This well-cared for home comprises of a formal entrance, three

well proportioned bedrooms including a roomy master with an en-suite, a large open plan lounge/dining room overlooked by a modern kitchen with glossy two pack cabinetry, a separate versatile storeroom or pantry, a main bathroom, a laundry and a single garage with internal access. A sizeable all-weather paved pergola with outdoor fans and blinds serves as a substantial all-year-round outdoor room for entertaining your family, friends and work associates.

A premium location within a blue-ribbon, eastern suburb just 4.5kms to Adelaide's CBD and conveniently within easy walking distance to Burnside Village, the Burnside Library, the George Bolton Swimming Centre, local parks, reserves, Public Transport and other facilities.

The design, age and condition of this most desirable property sitting on a manageable allotment just shy of 400sqm will be popular with a diverse range of buyers. While the close proximity to excellent public and private schools will appeal to many.

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For further information or to arrange an inspection please contact Matt Scarce on 8332 1022 or 0411 185 205.

Interior Features and Benefits –

Formal entrance with an exquisite crystal chandelier and a recessed display area for a cabinet or other statement piece

Generously proportioned open plan lounge/dining room overlooked by a sleek two pack kitchen

Ceasarestone bench-tops and an island bench/breakfast bar

Stainless steel European kitchen appliances including a dishwasher

Space for an extra-large fridge

A pyrolytic oven and four burner gas cook-top

A flick mixer tap

Separate storeroom/pantry with built-in shelves

Generous master bedroom with ample space on all sides of the bed and two built-in floor-to-ceiling robes

En-suite with a luxurious deep soaking tub and adjustable shower head (fixed overhead or can be handheld)

Bathroom exhausts with heater lamps

Semi frameless shower screens and floor-to-ceiling bathroom wall tiles

Two pack bathroom vanities with Ceasarestone benchtops

A floor-to-ceiling built-in robe in bedroom two

Ducted and zoned reverse cycle air-conditioning

Hardy Western Red Cedar windows

French doors leading to the alfresco entertaining pergola

High ceilings punctuated with strategically placed down-lights

Easy-care flooring with a combination of porcelain tiles in key areas and timber-look floating floors in all bedrooms

Built-in floor-to-ceiling linen press

Single garage with auto roller door accessed from Fon Street

Direct internal access from garage to kitchen and with a 2nd doorway leading into the rear garden

Security screens and a security alarm

Fully insulated walls and ceilings

Instant gas hot water system

Exterior Features and Benefits –

Heritage style sandstone elevation with rendered quoins and slate grey roof tiles (in keeping with many other homes in the local area)

Front door with intricate lead-light feature panels

Well established, fully fenced child and pet friendly level garden with paved pathways

Colourbond fenced rear and side gardens, together with a gate located on each side of the home

Dripper fed front garden beds, together with water saving faux level lawn

Smart outdoor blinds on front windows

Impressive rear all-weather sandstone paved entertaining pergola with exterior ceiling fans and blinds

A handy rear tool shed

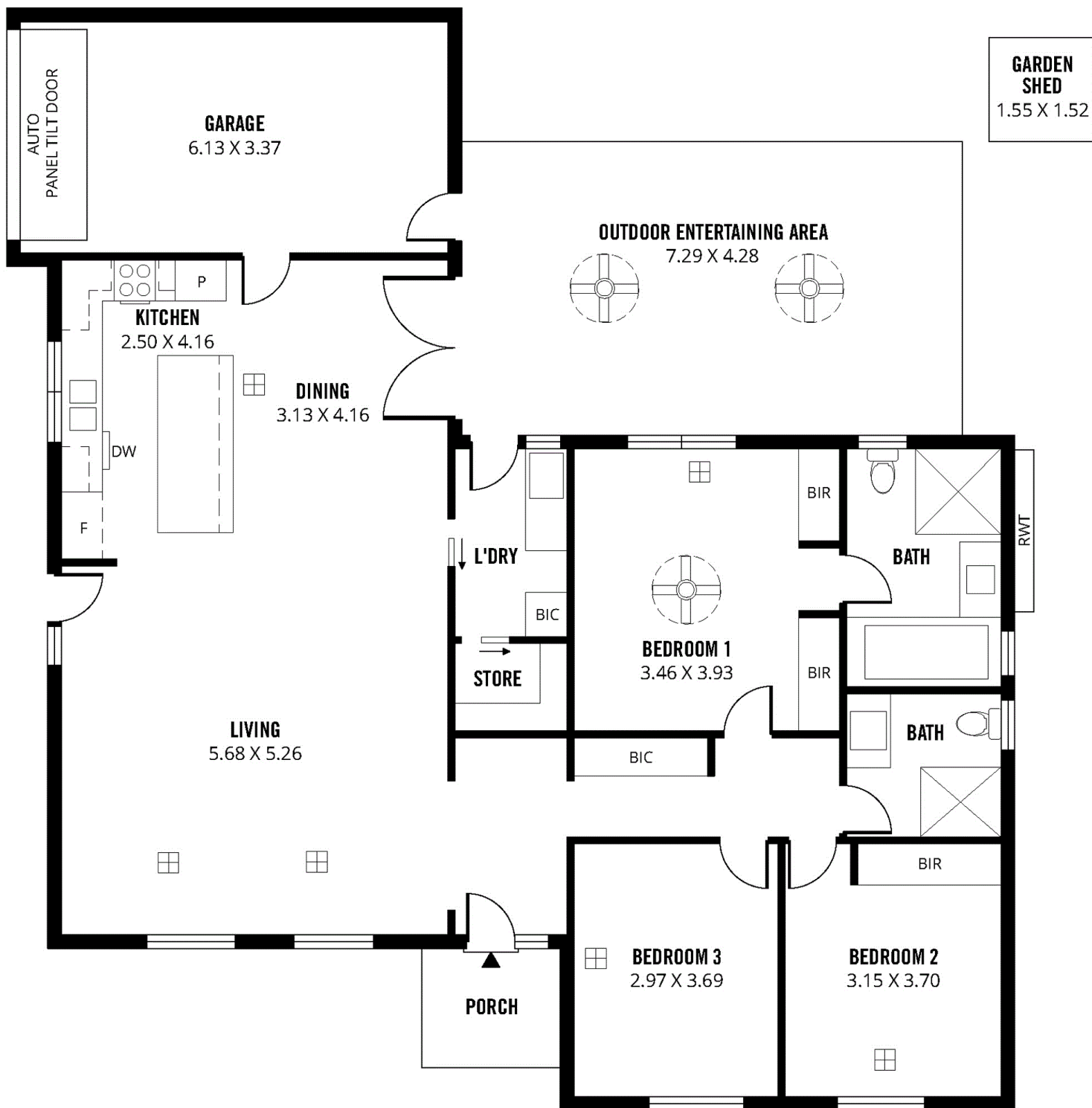
Retractable clothesline

Small rainwater tank

Convenient dog/cat door

Corner approximate 398sqm allotment

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



197m²

TOTAL

137m²

Living

2m²

Shed

23m²

Garage

4m²

Porch

31m²

**Outdoor
Ent. Area**



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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