

WATTLE PARK

33 Yeltana Avenue



BEST OFFER

3 BED | 2 BATH



THEON BRUSE

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Very special family home overlooking and backing onto a beautiful park with a self-contained unit.

Buyers looking for a spacious family home will adore this home. The position, the warming family friendly feel and the flexible floorplan truly make this a very special home.

Glorious garden settling on a generous 925 sqm allotment of land.

Backing onto peaceful Bell Yett Reserve.

The property has a gated access direct to the park AND even the studio. The studio/workshop opens directly on to the park via a roller door. So good!

So spacious and flexible.

The home has been extended to incorporate a large self-contained unit, which also enjoys the park views and joins the main home but can be closed off if required. This space is perfect for a teenager's retreat, extended family stays, or extra income as a rental.

- 2 separate spacious living rooms
- 2 kitchens
- 2 bathrooms plus a separate wc
- Study room
- Excellent storage throughout
- Heating and cooling
- Gorgeous polished floors
- Attractive colonial bay windows
- Double length carport + extra parking
- Garden Shed
- Studio room or workshop overlooking the park.

Inspirational garden setting and a fantastic raised outdoor patio area to make the most of the awesome views.

Excellent schooling

Burnside Primary School Zone

Norwood International High School Zone

Close to many colleges.

A very special family home.

We look forward to showing you through one of the upcoming open inspections.



The rear of the property backs on to Bell Yett Reserve



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PROPERTY INFORMATION

▶ Certificate of Title

Volume 6225 Folio 672

Volume 6225 Folio 673

Volume 6225 Folio 674

▶ Council

Burnside City Council

▶ Council Rates

\$2086.45 per year (approx.)

▶ SA Water Rates

\$2152.72 per year (approx.)

▶ Emergency Services Levy

\$227.35 per year (approx.)

▶ Year Built

1963

▶ School Zoning

Burnside Primary School

Norwood International High School Zone

Theon Bruse

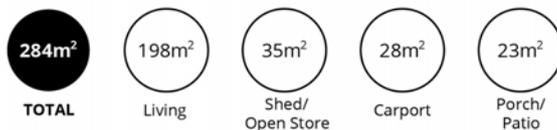
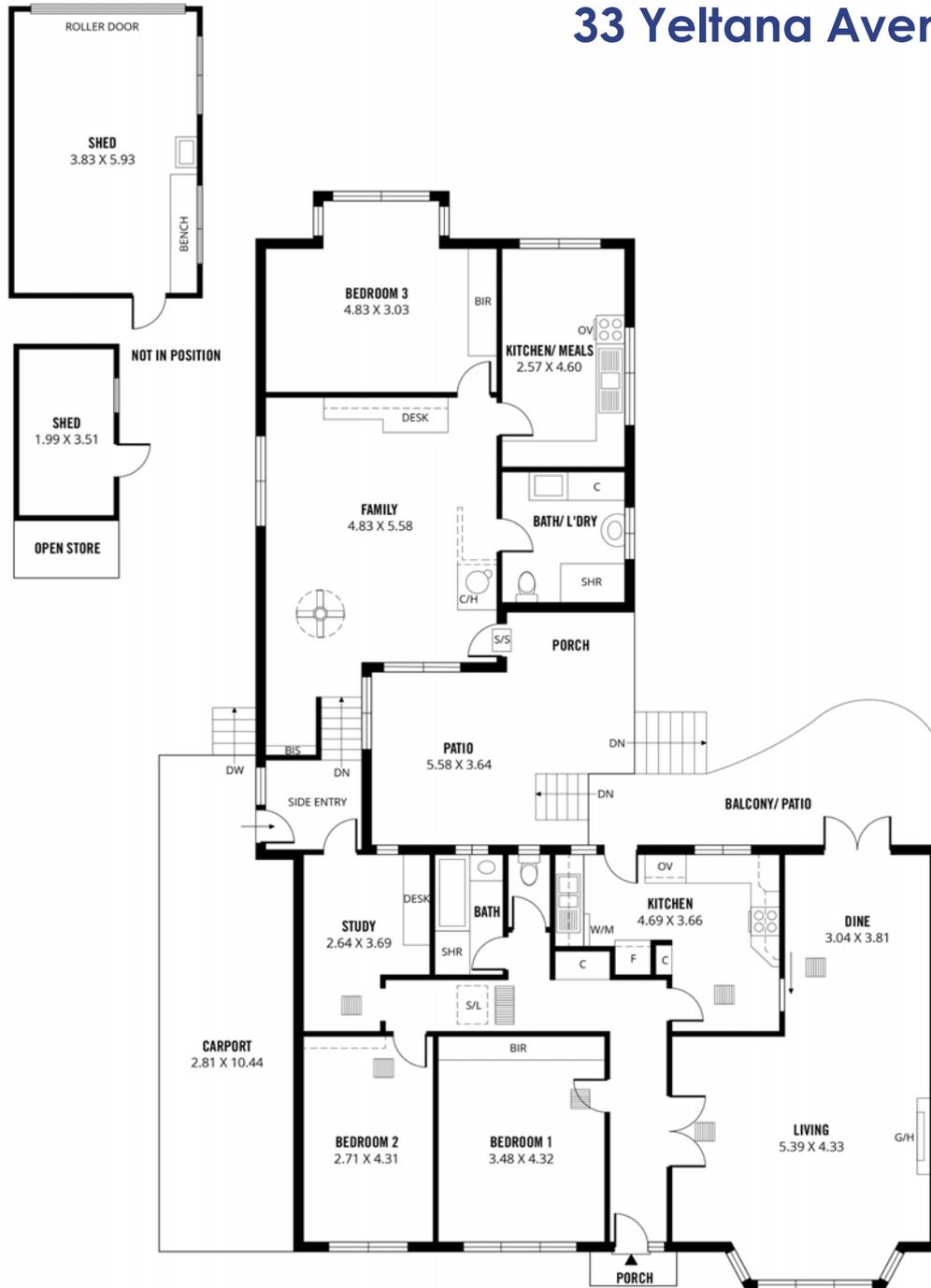
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**

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