

# MAGAIN



23 Linden Avenue HAZELWOOD PARK SA

2 1 2

In an unbeatable location just a short stroll from Wood Park, Hazelwood Park and popular local restaurants and cafes this original 1948 built home provides a fantastic opportunity to renovate to your own taste or simply start again and build the home you've always dreamed of.

**Type** : House  
**Land Size** : 705 sqm  
**View** : <https://www.magain.com.au/property/23-linden-avenue-hazelwood-park-sa/8435921>

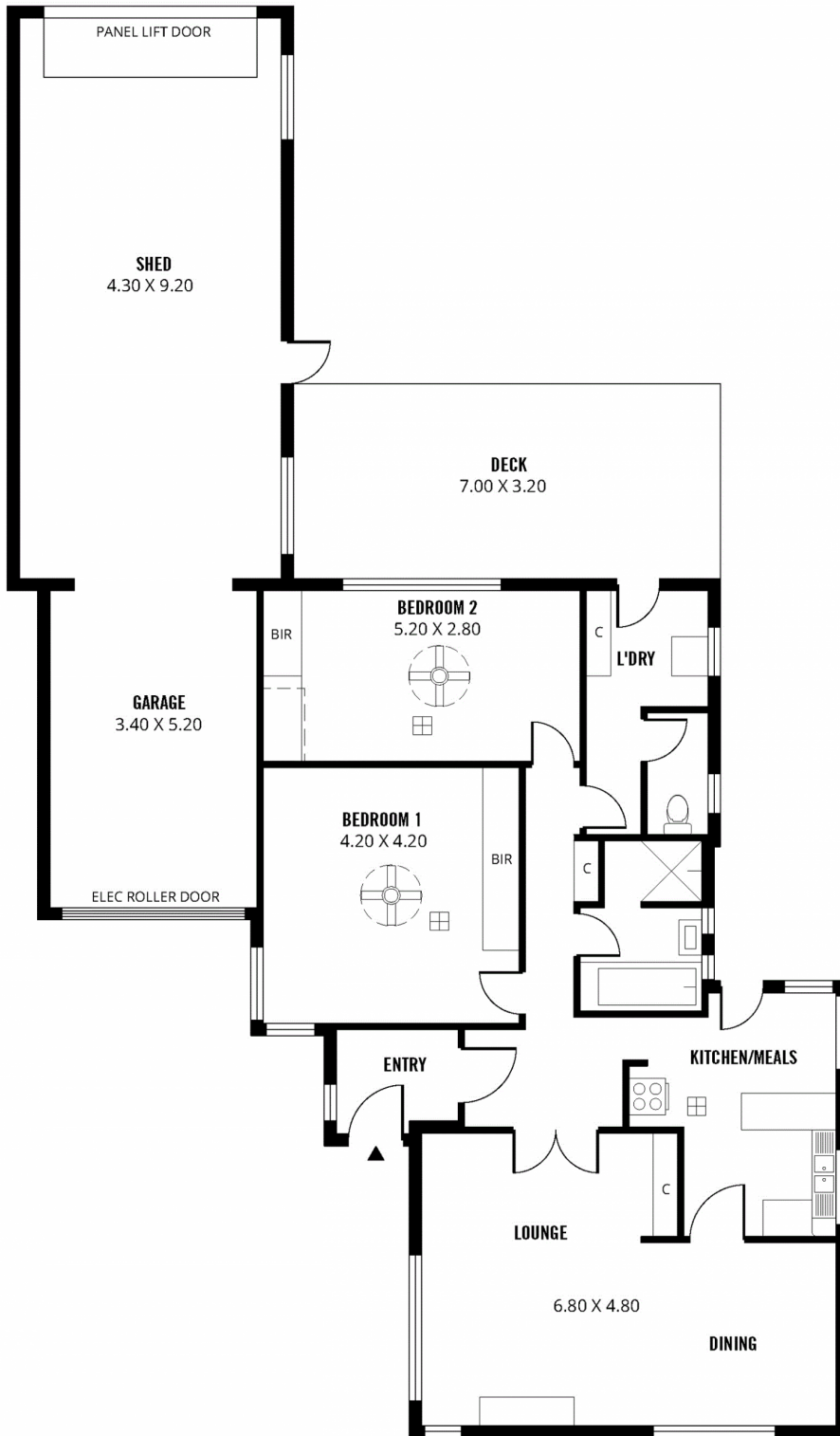
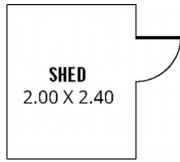
Comprising 2 good size bedrooms both with built-in robes, a large lounge and dining area, good size kitchen, separate laundry and toilet. Other features include a woodfire combustion heater in the lounge room, ceiling fans in the bedrooms, rewiring and recently installed reverse cycle ducted air conditioner.

Situated on a spacious allotment of approximately 705 square metres within the prized Linden Park Primary and

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457 Greenhill Road Tusmore SA  
08 8332 1022



**197m<sup>2</sup>**  
**TOTAL**

109m<sup>2</sup>  
Living

45m<sup>2</sup>  
Shed

21m<sup>2</sup>  
Garage

22m<sup>2</sup>  
Deck