

**10A Burnbank Grove, Athelstone, SA 5076**

ALL ADELAIDE

**House For Sale**

Wednesday, 17 April 2024

10A Burnbank Grove, Athelstone, SA 5076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 284 m2**

**Type: House**



Deep Solanki  
0426697852

## **Auction On Site: Saturday 11th May at 3:00pm USP**

Step into luxury and sophistication with this stunning new courtyard home. Immerse yourself in the seamless blend of architectural elegance, meticulously crafted for those with discerning taste. With construction recently completed, the home exudes a contemporary ambience that promises to captivate the most refined of homebuyers. Nestled in a prime location, just moments away from the serene beauty of Black Hill Conservation Park, yet conveniently positioned a mere 12 km from the bustling city centre, this home offers the perfect fusion of tranquility and urban convenience. Experience the serene charm of rural living without compromising on access to essential amenities as you embrace a lifestyle of modern comfort and convenience. The home offers 3 spacious double size bedrooms across a convenient open plan design. Relax every day in a large combined family/dining area where sleek floating floors, crisp and neutral tones, recessed bulkhead ceilings and LED downlights create a cutting-edge living space with a fresh modern appeal. Slide open the aluminium stacker doors and enjoy the seamless access between indoor and outdoor living. Recline on your new alfresco portico as you fire up the Jumbuck barbecue and enjoy the botanic essence of a generous lawn covered rear yard. A stunning modern kitchen is a true chef's delight. Cook in casual comfort with stainless steel SMEG appliances, walk-in pantry, window splashback, Silestone granite bench tops, push to open soft close cabinetry stunning pendant lighting. All 3 bedrooms are well proportioned, all double bed capable, all boasting robe amenities and refreshing quality carpets. The master bedroom features a walk-in robe and ensuite bathroom. Bedroom 2 offers a walk-in robe and bedroom 3 features a built-in robe with mirror panel doors. Both main bathroom and ensuite boast flat black tapware, rain head showers, stone vanities and floor-to-ceiling tiles. The main bathroom features a deep relaxing bath. A clever walk-in laundry and single garage with auto panel lift door provide quality utility spaces while ducted reverse cycle air-conditioning ensures your year-round comfort. A discrete and appealing home of architectural refinement. Your inspection is highly recommended. Briefly: \* Brand-new architecturally designed courtyard Torrens titled home in fabulous lifestyle location \* Only 300 m to Black Hill Conservation Park and 12km to the city \* 2.7 to 3 m ceilings with recessed bulkhead features \* Sleek timber grain floating floors, fresh neutral tones and LED downlights \* Generous open plan living/dining room with kitchen overlooking \* Designer kitchen with SMEG appliances \* Aluminium sliding stacker doors from living to alfresco \* Tiled alfresco portico with Jumbuck barbecue, mains gas, stone bench top and recessed sink \* Delightful morning covered backyard with botanical outlook to established trees \* 3 spacious double size bedrooms, all with quality carpets and robe amenities \* Bedroom 1 with walk-in robe and ensuite bathroom \* Bedroom 2 with walk-in robe \* Bedroom 3 with built-in robe (mirror panel door) \* Main bathroom & ensuite boast flat black tapware, rain head showers, and floor-to-ceiling tiles \* Main bathroom with deep relaxing bath \* Walk-in laundry with under bench appliance space and stone bench top \* Single garage with auto panel lift door and direct access to the home \* Ducted reverse cycle air-conditioning \* Silestone granite on all benchtops \* Rainwater tank Perfectly located in a desirable residential neighbourhood only a short distance from the Black Hill Conservation Park and Thorndon Park Reserve. Public transport is readily available on Gorge Road allowing easy access to the city and beyond. Athelstone Shopping Centre is just down the road for your daily goods and Tea Tree Plaza is just a short commute away for your entertainment and designer shopping. Quality schools in the local area include St Ignatius College, Athelstone Primary and Thorndon Park Primary as well as Charles Campbell College and Paradise Primary School.