

11 Queens Avenue, Burnside, SA 5066



Sold House

Thursday, 26 October 2023

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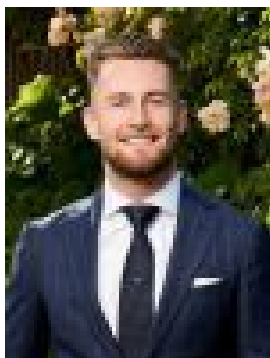
Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1071 m2

Type: House



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\$1,725,000

Understated grandeur and sweeping elegance set the tone for this stunning c.1960's estate nestled on a 1,071m² (approx.) parcel of pristine land in the tightly held pocket of blue-ribbon Burnside. With a raft of timeless character features combined with a 3-living, 5-bedroom footprint - taking the plunge and planting your feet in such exclusive surrounds truly is a once in a lifetime opportunity. Spilling across two spacious levels, enjoy a beautifully free-flowing ground floor giving rise to formal lounge and dining options for decadent dinner hosting, while the light-filled and open living, casual meals and contemporary kitchen merge for an utterly elegant hub complete with high-end kitchen appliances for the home chef. A slate-tiled alfresco with paths meandering around fringes of English greenery add endless outdoor charm. Throw down a picnic rug and let the family pets happily roam on the verdant lawns, while the sunbathed salt water swimming pool provides endless outdoor living and entertaining potential in the warmer months. Incredible adaptability in tow, you'll find up to three bedrooms on the ground floor together with an upper level delivering two more bedrooms, one with a built-in robe and cosy study nook, and one with private ensuite and walk-in robe. Finishing off the unbeatable upstairs space is yet another family living retreat, perfect for giving the lucky teens their much-needed privacy. Powerful ducted AC throughout and a separate 2-car garage with adjoining laundry complete the iconic aesthetic of this sprawling estate. No reminder needed to indulge in plenty of outdoor activity with scenic reserves and nearby nature trails inviting all your weekend adventure, as well as revitalising strolls to start your day. And despite this property's tranquil, residents' only seclusion, you're still just cooee from the Feathers Hotel and Lockwood General for impromptu breakfast or dinner outings, 5-minutes to Burnside Village for all your shopping essentials. Not to mention this family home is zoned for Burnside Primary and Glenunga International which are both merely moments from your front door.

FEATURES WE LOVE

- Breathtaking 1,071m² (approx.) estate nestled across leafy established gardens in this tranquil and tightly held pocket
- Timeless façades and beautiful slate stone alfresco, pathways and entry
- Light-filled formal lounge and dining featuring beautiful bay windows, plush carpeting and feature fireplace and chandeliers
- Lovely open-plan living, casual meals and spacious kitchen flowing over parquet floors, great bench top space ready to serve and socialise, abundant elegant cabinetry, integrated dishwasher and sleek induction cook top
- 3 spacious ground floor bedrooms with option for a home office/study and main with more charming bay windows
- 2 additional upstairs bedrooms, both featuring soft carpets and study nooks, as well as one featuring a private ensuite and WIR
- Light and airy upstairs family room or teenage retreat
- Ducted AC throughout and split-system AC to open-plan living
- 2-car garage with adjoining storage shed and laundry with storage
- Secluded and sunbathed salt water swimming pool for a fabulous summer lifestyle
- Monitored security system for peace of mind

LOCATION

- Close to a raft of scenic reserves and walking trails encouraging plenty of outdoor activity
- Walking distance to the popular Lockwood General and Feathers Hotel, as well as a range of delicious eateries and takeaway options
- 2-minutes to Burnside Primary and zoned for Glenunga International with St Peter's Girls' and Seymour College as private school alternatives
- A quick 5-minutes to Burnside Village for all your shopping needs and only 10-minutes to Adelaide's CBD

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Burnside Zone | SN - Suburban Neighbourhood \\ Land | 1071sqm (Approx.) House | 299sqm (Approx.) Built | 1960 Council Rates | \$2,640.05 pa Water | \$312.13 pq ESL | \$677.40 pa