

13/1 Waterfall Terrace, Burnside, SA 5066

Raptis™

Sold Unit

Friday, 3 November 2023

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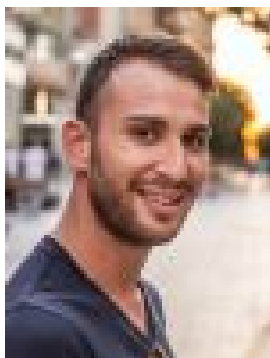
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 668 m2

Type: Unit



Chris Raptis

Contact agent

Perfectly positioned in an excellent, family friendly area, within reach of stunning reserves, world class shopping and transport, this immaculate well-kept residence will appeal to those seeking an easy-care lifestyle without the hassles of regular garden maintenance. Enjoy the excellent footprint that invites you into this delightful home. Sleek timber floors, neutral tones add a contemporary flavour, flowing effortlessly through the home to a open plan living/dining room where a functional kitchen overlooks. Cook in comfort with sleek cabinetry, laminate bench tops, stainless steel, custom tiled and ample cupboard space. The home offers 2 spacious bedrooms plus a study, all double bed capable. A spacious main bathroom features relaxing bath and generous shower alcove, toilet and laundry provisions included. It's all here. A single underground lock-up garage with auto roller door will securely accommodate the family car, plus there's an extra parking if desired. Split system reverse cycle air-conditioning will ensure your year-round comfort, and or ceiling fan to the living keeps the energy bills low. An excellent family home, perfect for those who desire more time relaxing and less time on house maintenance. Significant features of the home include:

- 3 generous bedrooms, all double bed capable
- Access to a second communal toilet (at the end of the ground floor hallway, western end)
- Bright main bathroom with deep relaxing bath
- Large open plan living/dining room with kitchen overlooking
- Low maintenance, easy care and highly desirable
- Neutral tones and stylish contemporary ambience throughout
- Spacious communal yard with established gardens and trees
- Stylish low maintenance home on prominent corner position
- Tiled study / bedroom with northern views of the city
- Wide paved driveway

Burnside is a dream location for home buyers and this address is no exception. Zoned for Burnside Primary School and Glenunga International High School with Nearby prestige schooling including Seymour College, Loreto and Pembroke. Close to some of the best restaurants, cafés, boutique shops and the popular Burnside Shopping Centre, this sensational property makes dreaming of living in inner East a reality, there is a lot on offer - and a lot to love - for the family to fill its walls. You've found the one.

Specifications: CT / 5252/206 Council / City of Burnside Zoning / Strata (Business Neighborhood) Built / 1965 Land / 1265 m2 (approx.) Council Rates / \$984.85 pa SA Water / \$204.30 pq ES Levy / \$140.40 pa Strata: Munro Property Group, \$405.58 Admin fees pq; \$161.25 Sinking fund pq. It is important to note this disclaimer upon you - as the potential purchaser/s to obtain independent professional advice as all information marketed, care of the property on behalf of the vendor/s has been sourced from external sources. Raptis Real Estate as authorised agents (RLA: 267938) is neither responsible for the content/s of the information, nor accepts liability to any party who might use or rely upon this information in whole or part of its contents of any errors or omissions including, but not limited to the land size, build size or dimensions, floor plans, building age and or condition or any other particulars of Interest.