

# 14 Lancelot Grove, Burton, SA 5110



## House For Sale

Monday, 29 April 2024

14 Lancelot Grove, Burton, SA 5110

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 604 m2**

**Type: House**



Buri Son  
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## BEST OFFERS | 13TH MAY 5PM

Buri Son & Chris Janzon from eXp Realty are proud to present to you 14 Lancelot Grove Burton! A home that is perfect for first home buyers, investors & developers. Are you seeking a home that offers both comfort and versatility? Look no further than 14 Lancelot Grove, Burton. Originally a 3-bedroom home, this property has been cleverly designed to include a 4th bedroom or multipurpose space, ideal for those running a home business or needing an extra private room. As you step inside, you'll be greeted by an inviting open-plan living, dining, and kitchen area. The cleverly converted garage now serves as a spacious 4th bedroom, offering flexibility and convenience for your lifestyle needs. Situated on a generous 604m<sup>2</sup> allotment with a 19.5m frontage, this property presents an exciting opportunity for subdivision (subject to council consent). Whether you're looking for a family home or an investment opportunity, the potential is limitless. Enjoy year-round comfort with ducted reverse cycle air conditioning throughout the home, ensuring a pleasant living environment in every season. The kitchen features a 600mm gas cooktop, double basin sink, and ample storage, making meal preparation a breeze. Step outside to discover a large pergola area, perfect for outdoor entertaining or simply relaxing in the fresh air. A tool shed provides additional storage space for your convenience, while the spacious backyard offers plenty of room for children and pets to play. Conveniently located near schools, public transport, and local shopping centers, this property offers a comfortable lifestyle with all amenities at your doorstep. Enjoy the convenience of living in a thriving community with everything you need just moments away. Don't miss this opportunity to secure a versatile property in a prime location! Whether you're looking for a family home or an investment opportunity, 14 Lancelot Grove offers the perfect blend of comfort, convenience, and potential. Contact us today to arrange a viewing and discover the endless possibilities this property has to offer. RLA 300 185 | 313 173

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