

**15 Burnett Drive, One Tree Hill, SA 5114**



**Sold House**

Tuesday, 14 November 2023

15 Burnett Drive, One Tree Hill, SA 5114

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 2080 m2**

**Type: House**



Timothy Mann

0875233355



Troy Reid

0404195919

## Contact agent

Timothy Mann & Troy Reid are proud to bring to market this stunning 2,080m<sup>2</sup> (approximate) property that exudes elegance, cosiness, and practicality. As you enter this charming colonial style house you are greeted on your right by wooden french doors transporting you into a generously sized lounge room filled with natural light. Wander further in and you are met with a chef's dream kitchen with an open plan living area perfect for entertaining friends and family. The kitchen boasts nordic tones, stainless steel appliances, electric cooktop and a sleek breakfast bar which is sure to inspire any budding chefs out there. A wood fired combustion heater, split system and ducted evaporative cooling throughout will ensure temperature controlled year round comfort and the separate formal dining area sets the scene for hosting lively dinner parties and memorable gatherings. Bedroom 1 is located at the end of the house ensuring privacy and boasts a well appointed ensuite with toilet, basin and shower & a separate walk-in wardrobe for all your storage needs. Bedrooms 2, 3 & 4 are generously sized and located with ease of access to the main bathroom which boasts a separate shower and bathtub from the toilet and basin. Step directly from the living area to the wrap around verandah with gabled pergola that brings the comforts of inside to your very own outside paradise. This vast paved area is BBQ ready and perfect for entertaining on those summer nights or simply to relax with friends or family. The low maintenance garden is perfect for those wanting to embrace the country feel while two well sized sheds separate verandah/carport ensures you have storage covered. Located in the stunning town of One Tree Hill this property is the perfect blend of city convenience meets country living. A short drive brings you local parks, One Tree Hill Primary School, general store and gastronomic delights at the local pub while a quick drive via Main North Road brings you to Adelaide CBD and surrounding areas. This is an opportunity not to be missed for couples, growing families and investors alike! Features: • Large light filled windows along the front of the house ensure natural light flows throughout. • Kitchen boasts plenty of storage space for budding chefs to create their culinary masterpieces. • Spacious breakfast bar is perfect for chatting with friends or eating on the go. • Ceiling fans in the living room and bedroom one ensure air flow and temperature comfort year round. • Bedrooms 1, 2, 3 & 4 feature wooden floorboards throughout ensuring the space feels warm and inviting. • Built in robes in Bedrooms 2 & 3 provide convenient storage. • The house is uniquely constructed using a steel frame for structural support • Paved undercover pergola area will be the envy of all this summer. The perfect space for a relaxed afternoon or entertaining friends on a summer night! • The large back yard is well maintained and the perfect area for kids to play, to grow a vegetable garden or expand on garden paradise! • Two large sheds and a separate verandah/carport can comfortably accommodate multiple vehicles and storage space for all your needs. More Info: Built | 1999 Land | 2080 sqm (approx.) House | 190 sqm (approx.) Zoned | RuN - Rural Neighbourhood Council | PLAYFORD To register your interest please phone Timothy Mann on 0497 229 387 or Troy Reid on 0404 195 919. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your inquiry and look forward to hearing from you. Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373