

**15A Burbank Avenue, Bedford Park, SA 5042**



**House For Sale**

Friday, 12 April 2024

15A Burbank Avenue, Bedford Park, SA 5042

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Con Papagiannis  
0408638999

## Reg of Interest closing 30/4/2024 at 3pm (USP)

A superb Torrens Title 5 bedroom home in an ideal location. Be impressed with this lovely street presence and its contemporary facade, beautifully landscaped gardens, front and rear. Built in 2018, this home is beautifully appointed and impeccably designed. Currently disposed as a 5 bedroom Rooming House to cater to the Flinders Medical precinct, the Flinders University and the Tonsley Technical College. This property is a great investment with good income, currently returning a gross income of in excess of \$55,000, and capital growth. Alternately, if you want a modern home, it is a 5 bedroom home and can easily be converted back to 3 or 4 bedrooms with either two living areas, formal lounge, open plan living area. A fantastic home in an ideal location. Everything is finished to a benchmark standard in every detail. Upon entry, there is a feeling of space and light. The floating floors add a touch of warmth and softness. All the bedrooms are carpeted and have mirror door robes. The bathrooms show class with opulent modern freestanding bathtub, oversize floating vanity with soft close drawers and quality tapware. Be delighted with the modern, open plan living which flows with direct access to the paved outdoor entertainment area for all those social occasions. The Master Chef kitchen includes a 900 mm gas cooktop, hi gloss cabinet finishes, high quality stainless steel appliances; including dishwasher and soft close drawers. Perfectly cooled in summer and warmed in winter with Fujitsu split system, reaching to all 5 bedrooms. Perfectly positioned adjacent the Flinders Medical Centre, Flinders University and a few minutes' drive to the Marion Shopping Centre, cinemas, shopping, restaurants, services and in the centre of three bus routes. The added bonus is the rear access, as the property reaches through to Edison St., fantastic for storage of trailers, boat, caravan or more cars. Homes of this calibre don't last! Overview of features; • 6 Star Energy Efficiency Rating • 5 bedrooms • 2 bathrooms • 3 toilets • Highly prized two street access • Open plan Living/Kitchen/Meals • Large rear sliding doors opening onto paved outdoor/verandah area • Landscaped low maintenance gardens • Fujitsu split system reverse cycle air-conditioning • Mirrored BIRs to all bedrooms • Elegant bathrooms with high quality fixtures Don't let this fabulous opportunity pass you by!