

**16 Barton Crescent, Burton, SA 5110**



**House For Sale**

Saturday, 9 December 2023

16 Barton Crescent, Burton, SA 5110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 570 m2**

**Type: House**



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## TENDER | OFFERS CLOSE 7PM Tuesday 19th December

Welcome to the heart of Northern Adelaide, where modern convenience meets the charm of a blue-chip property opportunity. Nestled strategically for easy access to South Australia's amenities, this property at 16 Barton Cres offers a perfect blend of location, comfort, and potential. Located in the heartbeat of Northern Adelaide, connected to all the modern conveniences through the Northern Connector, it ensures an easy commute with a 28-minute drive to Adelaide's CBD, 15 minutes to some of Adelaide's most pristine beaches, and a short 35-minute Sunday drive to the renowned Barossa Valley wine district. Built in 1985, this conventional home has received modern and tasteful updates. With 3 to 4 bedrooms and 2 bathrooms potential, it sits on a generous 570 sqm allotment with a wide 19M frontage, and favourable zoning for future potential sub-division (STCC). As you enter the home, a warm and inviting generous lounge welcomes you, leading to the open plan kitchen, renovated, and tastefully appointed with a conversation bar, abundant serving, and cooking benchtop space, overhead and under benchtop storage, and a large fridge provision. This space seamlessly connects to the casual meals and dining area, making it perfect for the gourmet chef. The three bedrooms under the main roof are situated in a side sleeping wing of the residence, offering built-in robes and discreet access to the separate bathroom and toilet. Stepping outside, the Australian property dream continues with a sweeping large veranda entertaining area, perfect for summer festivities. A well-positioned 9m x 6m shed has been thoughtfully partitioned to create the potential for a 4th bedroom and a ready plumbed 2nd bathroom, making it an ideal space for a self-contained external granny flat option. There's abundant secure off-street parking with through access and gated safety, providing complete peace of mind to safely secure daily commutes, caravans, boats, trailers, and more. This family-friendly, secure block requires little maintenance and upkeep, all within walking distance to local schools, Springbank Plaza, bus stops, and all the amenity conveniences required in today's busy life and work schedule. 16 Barton Cres, Burton, offers a lifestyle that combines the best of location, modern living, and potential. Whether you're a family seeking a secure home, a savvy investor exploring subdivision opportunities, or someone looking for a peaceful yet well-connected retreat, this property ticks all the boxes. Don't miss the chance to make this house your home! Contact us for a private viewing and secure your piece of Northern Adelaide's charm. For more information or to arrange a viewing, give us a call anytime, or we look forward to meeting with you at our new open inspection to help your property dreams become a reality. RLA 300 185 | 313 173 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify and ensure the accuracy of the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this.