

**21 Banff Street, Burton, SA 5110**

**House For Sale**

Thursday, 18 January 2024

21 Banff Street, Burton, SA 5110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 400 m2**

**Type: House**



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**\$599k-\$659k**

Embark on a journey to the tranquil haven of 21 Banff Street, Burton – an impeccably maintained dwelling tailor-made for the growing family or those yearning to elevate their living experience. Built in 2008, this property is a blend of elegance and practicality, making it an ideal choice for the modern homeowner. Step into four generously appointed bedrooms, each a sanctuary offering ample space adorned with carpeting, a subtle touch of opulence beneath your feet. Amid the rhythm of daily life, this residence carves out niches for living, working, and playing, converging seamlessly into an open-plan living area – a nucleus of togetherness where everyday conversations and weekend brunches come alive. Polished timber floors echo with an understated elegance, ensuring every step is a statement, firmly grounded in style. Sunlight streams through strategically placed large windows, breathing vitality into every corner, while the rendered facade leaves an indelible impression, a testament to the home's charismatic allure. The fully tiled bathroom unfolds as a perfect sanctuary, a haven to wash away the worries of the day. Meanwhile, the kitchen, a culinary oasis, boasts an open-plan layout, a dishwasher, a convenient butler's pantry, a breakfast bar, and state-of-the-art stainless appliances, including a gas cooktop – ready to cater to your gastronomical adventures. Step outside into the green space, a low-maintenance sanctuary for homeowners and a play area for pets. Completing this al fresco symphony is a patio, an invitation to weekend barbecues or serene evenings under the starry sky. Revel in the extra features enhancing the allure:

- Ducted reverse cycle air conditioning.
- A double carport.
- Additional parking space for two cars.
- Built-in robes in bedroom 2 and 3.
- 6kw Solar system + solar battery.
- An electric gated entry.
- Video doorbell system.

This exquisitely packaged gem in Burton transcends the notion of mere bricks and mortar; it is a home – a sanctuary beckoning you to create memories, nurture happiness, and live life to its fullest. Seize the opportunity to claim this humble abode as your personal retreat, where every corner whispers an invitation to live, laugh, and savor the richness of a life well-lived.

Specifications: CT / 5978/399 Council / Salisbury Zoning / GN Built / 2008 Land / 400m<sup>2</sup> Dwelling size / 184m<sup>2</sup> Frontage / 12.5m Water rates / \$249.42pq Council / \$1,726.25pa Estimated rental assessment / \$570 - \$610 per week / Written rental assessment can be provided upon request

Nearby Schools / Burton P.S, Lake Windemere B-6 School, Paralowie School, Salisbury North P.S, Kaurna Plains School

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