

**21 Burford Avenue, Ardrossan, SA 5571**



**House For Sale**

Friday, 5 January 2024

21 Burford Avenue, Ardrossan, SA 5571

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 700 m2**

**Type: House**



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**\$550,000 to \$570,000**

Discover the epitome of family living in this immaculate residence, gracefully situated on a generous 700m<sup>2</sup> allotment in a tranquil setting, merely a 5-minute stroll from Ardrossan's vibrant shopping precinct, schools, and sporting facilities.

**Key Features:**

**Bedrooms:** A thoughtfully designed layout includes 3 bedrooms, with the master featuring a walk-in robe and ensuite, and the second bedroom boasting a convenient built-in robe. An additional versatile office/bedroom 4 enhances the home's functionality.

**Living Spaces:** Bask in the serene atmosphere of the lounge, overlooking a council reserve. The remarkably spacious family room seamlessly integrates with the kitchen and dining areas, creating the perfect heart of the home for your family to gather.

**Kitchen:** The timber kitchen, adorned with ample cupboard space and provision for a dishwasher, complements the dining area.

**Bathroom:** Enjoy the luxury of a sparkling 3-way bathroom, complete with a bath and a linen press for added storage convenience.

**Laundry:** A generously sized laundry, featuring an extra linen press, caters to the practical needs of a busy family.

**Comfort:** Revel in year-round comfort with ducted reverse cycle air conditioning, ensuring a pleasant living environment.

**Car Accommodation:** Benefit from a single garage under the main roof with automatic roller door and direct access to the kitchen, as well as an expansive 9m x 7.5m 3-bay detached garage with concrete flooring and power and single carport providing drive through access to the back yard with capacity to park multiple cars.

**Outdoor Living:** Inviting entertaining area provides a seamless transition between indoor and outdoor living spaces.

**Energy Efficiency:** Embrace sustainable living with a 16-panel solar system and approximately 45,000 litres of rainwater storage.

**Additional Features:** Roller shutters on most western windows enhance privacy and energy efficiency. The property boasts a flourishing veggie patch, espaliered fruit trees, and a grapevine, adding a touch of green charm.

Act now and contact Scott Bockmann at our Ray White Yorke Peninsula Ardrossan office on 0427 519 628 to secure your slice of peaceful country living and indulge in the perfect blend of style, functionality and tranquility with this exceptional family home. .