

3/26 Kinross Avenue, Burton, SA 5110

HARRIS

House For Sale

Thursday, 16 May 2024

3/26 Kinross Avenue, Burton, SA 5110

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 303 m2

Type: House



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Best Offers By 10am Wednesday 29th May (USP)

Best offers by 10am Wednesday 29th May (USP) Tom Dunstan and Harris Real Estate proudly present this stylish and low-maintenance gem nestled in the heart of family-friendly Burton! This contemporary three-bedroom, two-bathroom residence embodies modern living at its finest, offering ample space and privacy for the entire family. Step inside to discover modern flooring that exudes contemporary charm, while the fresh, light-filled interior welcomes you with open arms. Enjoy year-round comfort with the inclusion of a split system air conditioner, a near-new oven, and plush carpets in the bedrooms. The open plan living/dining area provides plenty of room for relaxation, complemented by a cozy separate lounge room for intimate gatherings. Retreat to the master bedroom with access to the dual entrance bathroom featuring a separate bathtub, while a detached powder room and separate toilet add convenience to your daily routine. Indulge in luxury with the newly renovated second bathroom, perfect for couples and families alike. The kitchen boasts ample bench space, a breakfast bar, and abundant storage, making meal prep a breeze. Outside, the fenced yard provides space for furry friends to roam, while a concreted area awaits your outdoor entertaining setup. A single garage with front and rear roller door access, along with additional off-street parking on the driveway, ensures convenience for all. Savor your weekends with minimal gardening duties, allowing more time to explore the surrounding neighborhood. Positioned opposite Lukin Avenue Reserve Parklands, recreational opportunities abound, while local schools, shops, and transport links are just a short drive away. What we love: - Rear sprinklers to easily maintain the yard - Split System Air-Conditioning - Low maintenance living - Drive through garage - Two bathrooms for added convenience. Burton offers a harmonious blend of suburban tranquility and urban convenience. With lush green spaces, family-friendly parks, and easy access to schools, shops, and transport, residents enjoy a peaceful retreat with modern amenities close at hand. Whether it's leisurely strolls through scenic parks or convenient access to bustling city life, Burton promises a lifestyle of comfort and convenience for all. Specifications: CT / 6051/254 Council / Salisbury Zoning / GN Built / 2011 Land / 303m² (approx) Council Rates / \$pa Community Rates / \$305pq Community Manager / Strata Data Emergency Services Levy / \$86.20pa SA Water / \$153.70pq Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Burton P.S, Lake Windemere B-6 School, Paralowie School, Salisbury North P.S. Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069