

**3 Bradfield Street, Burnside, SA 5066**



**House For Sale**

Monday, 29 April 2024

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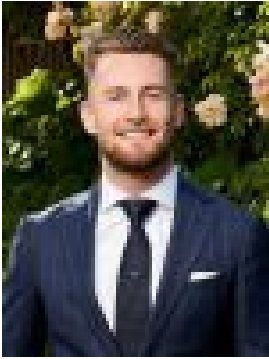
**Bedrooms: 4**

**Bathrooms: 2**

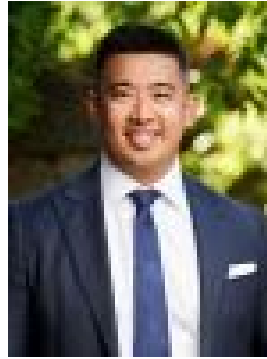
**Parkings: 2**

**Area: 716 m2**

**Type: House**



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## Auction On-Site Saturday 18th May 11:00AM

Taking up prime positioning in the blue-ribbon heart of Burnside - an endlessly sought-after enclave of the leafy east where character abodes and tree-lined streets create a storybook of scenery and surrounds - 3 Bradfield Street captures quintessential charm, deftly updated in part, delivering instant and impeccable lifestyle finesse with no-end to the scope to transform further. Swooning over a spacious 716m<sup>2</sup> parcel, and taking its c.1964 solid brick footings adorned by beautiful, colour-changing feature trees, step inside to discover a brilliantly free-flowing interior. Gliding over glossy timber floors and sailing beneath ambient LED high ceilings, the long hallway gives rise to the stunning open-plan lounge and dining helmed by a marbled mantel in what is an effortless blend of modern entertaining with welcome touches of federation feature. A huge rumpus retreat, or luxurious studio suite, headlined with cottage windows adds impressive space to spread as you host your nearest and dearest or are simply seeking crucial room for your growing brood to play. The stone-topped, refurbished kitchen enjoys gleaming stainless appliances and ideal breakfast bar space, ready to handle the morning rush, casual eats and good conversation, while the resident chef whips-up daily deliciousness just a comfortable conversation away from kids doing their homework or friends dining with vino in-hand. Sleeping quarters too will meet all your expectations with a bright and airy master bedroom sitting generously behind plantation shuttered windows, large built-in robe and a private ensuite for those important daily rituals, while 2 additional bedrooms, both with built-ins and easy reach to the sparkling main bathroom ensure family-friendly function. You'll also find a delightful brick-paved alfresco providing perfect vantage to scan across the sunny backyard where lush lawns will keep the little ones running and ruling as you sit back and savour mid-morning brunches that shift into balmy afternoon and sunset evenings of memory-making fun. With no need to lift a finger, this understated stunner spills with charming comfort and entertaining ease, quickly making thoughts about further renovating or extending an eventual privilege rather than necessity (STCC). Plus, a long list of everyday amenities literally at your fingertips - from the Lockwood General and Feathers Hotel for impromptu eats, public and private school options, popular reserves and conservation parks at arm's reach, and a stone's throw to the vibrant Burnside Village... this one promises the brightest of futures for the whole family.

**FEATURES WE LOVE**

- Light-spilling lounge and dining zone combining for one airy, open-plan entertaining hub
- Huge rumpus retreat or the option for a decadent 4th bedroom, studio or inspiring home office
- Updated modern kitchen features stone bench tops and breakfast bar, plenty of cabinetry and cupboards, as well as stainless appliances including dishwasher
- Generously proportioned master bedroom featuring wide plantation shuttered windows, ceiling fan, BIR and private ensuite
- 2 additional ample-sized bedrooms, both with ceiling fans and BIRs
- Sparkling main bathroom, practical laundry, cosy gas heater insert in the marbled mantel fireplace, and ducted AC throughout for year-round comfort
- Beautiful brick-paved alfresco with all-weather verandah overlooking the sunny backyard
- Picture-perfect front yard with more excellent lawn space for the kids to play or family pet to happily roam
- Internal alarm system, double carport, timber decking entry, and two handy storage sheds
- Incredibly presented and maintained character property set on a spacious 716m<sup>2</sup> (approx.) parcel inviting further exciting renovation and extension potential (subject to council conditions)

**LOCATION**

- Walking distance to both Burnside Primary and St Peter's Girls' College, and zoned for Norwood International moments away
- Close to the hugely popular Ferguson Reserve and Hazelwood Park, as well as cooe to Greenhill and Mount Osmond Conservation Parks
- Around the corner from Lockwood General and Feathers Hotel, as well as other tasty takeaway options dotted throughout the area
- Just 5-minutes to Burnside Village, 8 to the iconic Parade Norwood, and only 10 to Adelaide CBD

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | BURNSIDE Zone | HN - Hills Neighbourhood Land | 716sqm (Approx.) House | 330sqm (Approx.) Built | 1964 Council Rates | \$2086.45 pa Water | \$1048.96 pq ESL | \$545.85 pa