

**36 Young Street, Burnside, SA 5066**



**Sold House**

Tuesday, 5 September 2023

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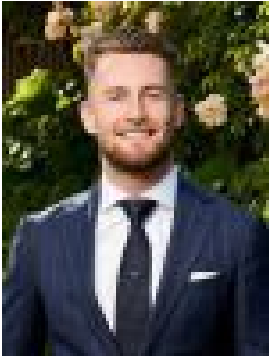
**Bedrooms: 4**

**Bathrooms: 1**

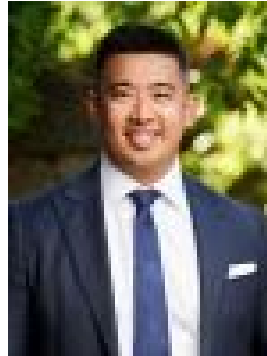
**Parkings: 4**

**Area: 555 m2**

**Type: House**



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**\$1,150,000**

An overwhelming ode to character charm and timeless footings, 36 Young Street showcases a lovingly updated and maintained abode of 1850's Federation fused with modern contemporary finesse in one of the most coveted corners of Adelaide's east. Gracing a 555m<sup>2</sup> corner block that thoughtfully makes full use of every square inch of space, inside and out, this spacious footprint delivers a familiar floorplan ready to live, love, host or unwind. With options aplenty, cosy up with the kids in the formal lounge, curl up with a bestseller in the sunroom, or wine and dine friends to the tune of delicious dinners in the dining or spread-out in the sweeping, all-season outdoor entertaining area for long sunny lunches and balmy twilight evenings. Family-friendly without flaw, you'll find the sunbathed backyard in full view from the stunning galley kitchen decked in elegant cabinetry and stone bench tops, three lofty bedrooms, as well a versatile 4th bedroom option or inspiring studio adjoining the polished concrete double garage. Meanwhile, the sparkling designer bathroom, ducted AC and bill-busting solar panels add all-important modern touches ready to please comfort-seekers. With neat gardens, a classic frontage, pull-up carport and grassy lawns for the kids to play or family pet to roam, this is every bit a beautiful home of utterly charming presentation. Offering incredible lifestyle appeal too, set aside time to stroll to leafy parks and popular reserves for endless weekend adventure, enjoy perfectly made barista coffee at the Lockwood General, as well as a slew of dine-in dinner options on hand, cooee to Burnside Primary and a stone's throw further to Burnside Village for all your daily essentials.

**FEATURES WE LOVE**

- Wonderfully adaptable footprint offering 3 light and lofty bedrooms, 2 with BIRs, as well as spacious 4th bedroom, home office or studio outside
- Cosy formal lounge with feature fireplace/combustion heater
- Beautiful sunroom framed with gallery windows and opening to a huge outdoor entertaining area featuring timber decking, all-weather pitched pergola and café blinds for a fully enclosed experience
- Formal dining and sophisticated chef's zone featuring elegant cabinetry, stone bench tops, and gleaming stainless appliances including dishwasher
- Sparkling modern bathroom spilling with natural light, separate shower and bath, as well as second WC in the laundry
- Sunny backyard featuring neat and tidy lawned areas, pull-up carport and large double garage with split-system AC and polished concrete floors
- Lovely timber floors and high ceilings throughout, ducted evaporative AC and bill-busting solar panels
- Picturesque corner allotment of some 555m<sup>2</sup> (approx.) parcel on a tree-lined street

**LOCATION**

- Strolling distance to Burnside Primary, zoned for Norwood International and around the corner from St Peter's Girls
- A short walk to a variety of popular parks and reserves inviting a lovely outdoor lifestyle
- Arm's reach to Lockwood General, Feathers Hotel and a range of delicious local eateries
- Only 5-minutes to Burnside Village and 8-minutes to the iconic Parade Norwood for more great shopping, café, restaurant and entertainment options

**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 | SN - Suburban Neighbourhood \\ Land | 555sqm (Approx.) House | 209sqm (Approx.) Built | 1850 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa