

39 Highfield Avenue, St Georges, SA 5064

HARRIS

House For Sale

Tuesday, 2 April 2024

39 Highfield Avenue, St Georges, SA 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 542 m2

Type: House



Daniel Oliver
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Daniel Stewart
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\$1.275m

Privately poised behind secure automatic gates and lofty brush fencing, this 542sqm corner parcel grants a family haven, prestigious inner-eastern perks, and all-important zoning to both Glenunga International High and Linden Park Primary Schools. Robustly built c1960, lovingly held by the same family for 25 years and completely reinvigorated to contend with contemporary family convenience, the footprint is one where flexibility, freedom and understated luxury prevails. Multiple indoor and outdoor entertaining zones feature from front to back, beginning with a verandah that opens out from the living room and allows you to occupy a sunny spot in the north-facing front yard whilst the kids play within the secure perimeter. From the entry, three spacious bedrooms form their own zone, each boasting built-in robes and access to two bathrooms. Dual living zones form the flexible heart of the home, each offering their own light-filled meals area or study nook, along with central placement to the quality kitchen with servery window. The backyard provides another entertainment destination under the pitched pergola, surrounded by easy-to-care-for gardens and lovely backdrop of the feature stone chimney at the rear of the home. Along with sought-after zoning, you'll find yourself within proximity to elite schooling including Pembroke, St Peter's Girls School, Loreto and Seymour College, along with public transport at the streets end and a quick trip by foot to the endless amenities of Aldi, Tony & Mark's and Burnside Village. Even more to love:

- Torrens-titled north-facing allotment
- Double carport with side access behind auto roller door
- Ensuite to master bedroom
- Stainless-steel Blanco kitchen appliances
- Built-in wine storage
- Separate bath
- Dignified colour palette
- Ducted R/C air conditioning
- Security alarm
- Wood-burning fireplace
- Solid timber floorboards & plush carpets
- Completely updated front & back entertaining zones
- Irrigated gardens

Specifications: CT / 5401/508 Council / Burnside Zoning / SN Built / 1960 Land / 542m² (approx) Council Rates / \$1,830.95pa Emergency Services Levy / \$212.50pa SA Water / \$239.21pa Estimated rental assessment / \$800 - \$850 per week / Written rental assessment can be provided upon request Nearby Schools / Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.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 | 226409