

# 39 Royal Avenue, Burnside, SA 5066

## House For Sale

Friday, 3 November 2023

39 Royal Avenue, Burnside, SA 5066

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1275 m2

Type: House



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## Contact Agent

Best offers closing 21st of November at 5pm. Etched into Adelaide's serene eastern foothills to carve out a sense of sanctuary that just shouldn't be possible this close to the CBD, the way this architectural standout composes its symphony of split levels against the backdrop of a nature reserve is simply something to savour in arguably Burnside's most prestigious enclave. Set back on its boundless, inch-perfect parcel to place a solar-heated pool and an amphitheatre of timber decking at the feet of its imposing facade, first impressions come with visions of long lunches set to the soothing soundtrack of local birdlife, splashing water and shouts of "Marco polo". Inside, natural light grabs you by the hand and takes you on an energising tour from one expansive, elegant space and subtly split level to the next, revealing the kind of freedom and flexibility most of us can only dream of. Dream no more; the reality comes with four bedrooms, a self-contained office and four main living zones that are as distinct as they are effortlessly connected, every space never far from a terrace balcony, a quaint garden or picture window framing thoughtfully curated gardens. From the sweeping family room and adjacent formal dining zone that steps up (literally) when dinner parties are on the menu, to the lower-level retreat that reveals a cellar with racking for over 500 of your finest drops, this impeccably presented and extensively renovated home considers every conceivable mood, occasion, family member and prized possession. At the heart of it all is the undeniable soul of the home; a custom JAG kitchen with granite benchtops, walk-in pantry, an impressive industrial Kleenmaid 8 burner stove and oven, and integrated fridge, just steps from a sky-lit breakfast nook with those impromptu weekend brunches in mind. Featuring exclusive access to a private courtyard, a sitting zone, dressing room with custom Alby Turner joinery, and a sleek fully-tiled ensuite with a skylight of its own, the master wing ensures every day here starts as well as it ends. More to love: -?Extensively renovated by its adoring owners -?Architecturally designed to create a truly distinct, robust home in its blue chip locale -?Ultra-flexible floorplan with a bevy of living and entertaining zones to choose -?Solar heated, salt water chlorinated swimming pool with surrounding timber-decked patios for year-round entertaining -?Alarm, intercom and electronic gated entry and high fencing for complete privacy and security -?High, unique ceilings and striking timber floors -?Three luxe bathrooms plus and two cloakrooms -?Ducted reverse cycle temperature control (with zoning), two feature fireplaces, plus separate split system units for year-round comfort -?Double garage with room for a workshop/storage -?Extensive storage throughout the home, including built-in robes to all bedrooms -?Retractable skylight to master bedroom and electric sun blinds to breakfast nook -?Beautifully presented landscaped gardens with automatic Rainbird watering system -?Integrated Sonos speaker system and C-Bus lighting system -?Gorgeous plantation shutters and sun blinds throughout -?Zoned for Glenunga International High School and Burnside Primary School With only a neighbour to one side, what feels like two worlds away and a world of your own is just a pause from the likes of Burnside Village, The Feathers Hotel, Basecamp, Waterfall Gully's hiking trails and some of Adelaide's most esteemed schools and colleges, creating a lifestyle that's simply impossibly perfect. Start dreaming. Discover more ways to interact with this property via [www.39royal.toop.com.au](http://www.39royal.toop.com.au)