

43 Royal Avenue, Burnside, SA 5066



House For Sale

Tuesday, 30 April 2024

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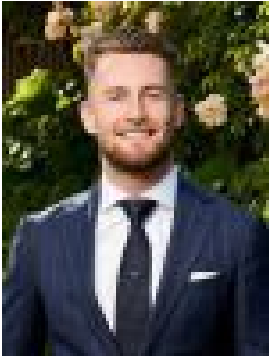
Bedrooms: 3

Bathrooms: 2

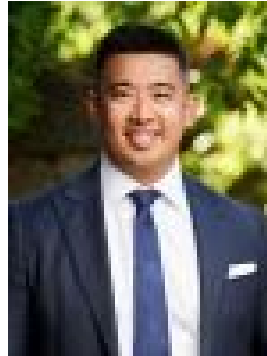
Parkings: 2

Area: 1168 m2

Type: House



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Auction On-Site Saturday 18th May 12:30PM

A towering mid-century classic set on a coveted corner block of 1,168m² (approx.) where captivating skyline and sunset views are a magnet for blue-ribbon residences to claim architectural showpieces common to this picturesque upper pocket of blue-ribbon Burnside - 43 Royal Avenue is every bit the opportunity of a lifetime. In very adaptable original condition and split over two light-filled levels that embrace yesteryear charm, loftiness, and sweeping footprints that entice exciting and stunning modern contemporary conversions, the possibilities to update and transform its solid base should need no more persuading. With a meandering ground level capturing cosy entertaining hubs, from the formal lounge (or bedroom option), spacious dining and casual meals adjoining the open and airy kitchen, to the sweeping upper floor of beautiful open-plan entertaining potential where natural light brightens the dual retreats, and an incredible sun-kissed terrace balcony harnesses outdoor living few other properties can claim. You'll also find 2 large bedrooms up here, along with a full bathroom, while a handy second guest bathroom and WC downstairs adds pre-plumbed convenience to truly reimagine the design scope on offer. There's also a lovely outdoor rumpus with adjoining storage/workshop rooms overlooking the inground pool ready and waiting for a new lease on life, while a tiered backyard blends room for gardens, as well as paved alfresco spots. That said, with a 20m wide frontage and so much lucrative space to play with, redesigning and rebuilding from the ground-up opens the way for truly breathtaking plans that'll no doubt see this elite address reach exclusive architectural heights (STCC). Meanwhile, fall in love with a whisper-quiet enclave of utterly scenic surrounds, cooee to iconic conservation parks and health-inspiring hiking trails, while a quick zip in the car finds you on the doorstep of bustling cafés and suburban restaurants, convenient schooling options to make morning commutes a breeze, and a stone's throw to the vibrant Burnside Village, moments further to The Parade, and still only 6km to the CBD.

FEATURES WE LOVE

- Sweeping 1,168m² (approx.) parcel set on a coveted corner block inviting incredible renovation, redesign or rebuild potential in this exclusive pocket (subject to council conditions)
- Very adaptable original condition with solid brick footings split over two lofty and light-filled levels, including a detached rumpus retreat
- Ground floor formal lounge (or 3rd bedroom), dining, and casual meals adjoining the spacious kitchen
- Spacious upstairs combined living and retreat with property-wide balcony and stunning open-air terrace capturing breathtaking skyline and sunset views
- 2 generous bedrooms, one with BIRs and balcony access
- Original bathroom with separate WC, as well as ground floor guest bathroom and WC
- Large laundry, understairs storage, and double garage with internal entry
- Neat rear alfresco area, and tiered backyard with in-ground pool

LOCATION

- Quiet, residents' only pocket surrounded by beautiful scenery and magical birdlife
- Moments to Greenhill Conservation Park, the iconic Waterfall Gully, as well as the popular Langman Reserve for plenty of nature trail options
- Around the corner from Burnside Primary, St Peter's Girls College and zoned for Glenunga International
- Only 5-minutes to Burnside Village for all your shopping essentials, a stone's throw further to the bustling Parade Norwood, and 10-minutes 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 | 1168sqm (Approx.) House | 338.5sqm (Approx.) Built | 1981 Council Rates | \$2554.90 pa Water | \$657.20 pa