

46 Royal Avenue, Burnside, SA 5066

Smallacombe

House For Sale

Thursday, 13 June 2024

46 Royal Avenue, Burnside, SA 5066

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Mary Balendra
0412291301

\$725,000

~ Auction: Saturday 29th June @ 11.00am ~Nestled at the end of a cul-de-sac this residence epitomises charm and serenity. With its prestigious address and tranquil foothills ambience, this enchanting 3-bedroom, two-level colonial red brick duplex is a treasure trove for couples or small families.Situated in a tightly held pocket, this highly desired home offers picturesque outlooks, sensational views, close proximity to the city and first-class eastern suburbs amenities.Awaiting its next chapter within a deceased estate, this residence, in its versatile original state, is ready for a new lease of life.Seamlessly integrated with its natural surroundings, the home features exposed stunning wood and brick features throughout, while expansive feature windows captivate skyline views and enchanting sunsets.The lower level effortlessly adapts to your lifestyle, offering a cosy formal lounge for entertaining, a functional kitchen-dine area, laundry facilities, and a convenient second toilet.Ascend to the upper level where the master bedroom flaunts the treetop views and beyond. The remaining two bedrooms open out to the deck, basking in spectacular city views across the leafy landscape. Each of the three bedrooms is complemented by a full bathroom, ensuring both comfort and convenience.This property maximises its enviable locale, boasting proximity to educational institutions and zoned to Burnside Primary and Glenunga International High Schools. Alongside an array of premiere options including St. Peter's Girls, Loreto College, Saint Ignatius and Pembroke.Embrace the best of both worlds with this picturesque setting offering a retreat to nature, all while being a mere five-minute drive from the vibrant Burnside Village, The Parade Norwood and a myriad of local cafes and restaurants.Adventure awaits with invigorating hikes along nearby nature trails at Mount Lofty and Waterfall Gully, promising endless weekend explorations, all within an easy commute to Adelaide CBD.With so many options, life here promises to be nothing short of blissful!Council: City of BurnsideCouncil Rates: \$1,158.15 per annumSA Water: \$178.58 per quarterESL: \$152.80 per annumLand Size: 300sqm (approx.)Year Built: 1978Zoning: Hills Neighbourhood