

**47 High Street, Burnside, SA 5066**



**House For Sale**

Monday, 22 April 2024

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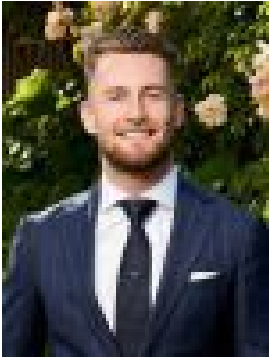
**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Area: 690 m2**

**Type: House**



Brandon Pilgrim  
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## **Auction On-Site Saturday 11th May 1:00PM**

Laying claim to a coveted parcel of 690sqm (approx.) in the tightly held and blue-ribbon pocket of Burnside doesn't come around often, so when the opportunity presents to plant your feet in this tree-lined haven where local schools, popular cafés, and even an array of conservation parks sit at your fingertips, you best be quick! With a solid c.1960's base and sweeping footprint spilling with mid-century charm, light-filled living, and an eye-opening 5-bedroom floorplan framing the endless entertaining options - there's huge potential here for families looking to move in, while needing to make minor changes, if any. Delivering such wonderful bedroom adaptability, together with an inspiring study helmed by dual French doors, both formal and casual dining areas, as well as a bright and airy galley kitchen catching entry and alfresco views... the size and space here is an absolute must-see. Whether you're enjoying wholesome mid-week family time or indulging friends for weekend get-togethers, take respite and refuge inside or out. From the beautiful lounge spilling with natural light, to the delightful outdoor alfresco stretching beneath and a return pitched pergola, garden beds bursting with leafy greenery, and a sunbathed backyard with lush lawn offering all kinds of kid and pet-friendly play; a picture-perfect lifestyle for all ages awaits. Of course, with such incredible scope to tempt and toil with, exciting renovation, redesign or long-term rebuild possibilities add huge appeal to this already generous property. Adding to that a neighbourly atmosphere where locals flock to the bustling Lockwood General in the morning and Feathers Hotel in the evening, kids walk to school at Burnside Primary or ride to Norwood International, and a 5-minute cruise in the car finds you at the vibrant Burnside Village clinching all your shopping essentials and boutique brand names in the one place.

**FEATURES WE LOVE**

- Beautifully maintained and presented character home set on an enticing 690m<sup>2</sup> (approx.) allotment, ready to live in as is or renovate, extend, redesign or rebuild when you're ready (subject to council conditions)
- Wonderfully light-filled lounge featuring gas heater, cottage windows with garden views and adjoining study or 5th bedroom
- Central family, meals and formal dining area, skylight and ceiling fan, gorgeous slate tile floors, and easy entertaining potential
- Light and bright galley kitchen featuring great benchtop space, abundant cabinetry and cupboards and in-wall oven
- 4 highly adaptable bedrooms, all with handy BIRs
- Inspiring study/home office with French doors opening to the backyard
- Sparkling updated bathroom spilling with natural light, as well as second WC for added family convenience
- Practical laundry with storage, solar system, dual rainwater tanks and garden shed
- Lovely outdoor alfresco entertaining sailing under a pitched pergola with ceiling fan
- Flourishing established gardens, sunny lawn, and charming red-brick frontage with double carport entry and leafy feature tree

**LOCATION**

- A leisure stroll to nearby parks including the iconic Hazelwood Park and Burnside Pool, beautiful Michael Perry park, Newland park and Ferguson Reserve, as well as moments to Greenhill Conservation Park for weekend walks and hikes
- Easy walk to Precinct Core Physio and Goodlife Gym
- Doors down from the popular Lockwood General and Feathers Hotel for impromptu breakfasts and casual dinners
- Walking distance to Burnside Primary and St Peter's Girls', and zoned for Norwood International a stone's throw away
- Only 5-minutes to the vibrant Burnside Village for all your shopping, and brand name boutiques, while the CBD waits less than 10-minutes away

**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 | 690sqm (Approx.) House | 304sqm (Approx.) Built | 1965 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa