

6 Purnana Avenue, St Georges, SA 5064



House For Sale

Tuesday, 28 May 2024

6 Purnana Avenue, St Georges, SA 5064

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 790 m2

Type: House



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\$1.8m

Auction Sat, 22nd Jun - 11am (usp) Displaying a commanding façade and location in a delightful tree-lined street, this 90's built two-storey residence offers substantial accommodation, excellent vehicle storage, with room for a boat &/or caravan and workshop area. From the moment you arrive, the display of grandeur is continued, offering a substantial floorplan, catering to families, providing formal and casual living. On entry, a practical, tiled-floor foyer featuring a wide central staircase to all 4 generous sized bedrooms. Left of the foyer, there is a spacious & light-filled lounge interconnecting the formal dining, with views over the pretty front & rear gardens. A home office near the entrance also offers a view over the front garden & to the street. The central kitchen is the hub of the ground floor. It is fitted with rich blackwood cabinetry, polished granite benchtops & quality appliances, including a Miele electric cooktop, stainless steel Miele wall oven, canopy rangehood, Asko dishwasher & Puratap water filter. A 'Kings Table' sized casual dining area adjoins the kitchen and includes extensive, rich timber built-in display cabinets to house your finery crockery & glassware. There is a bay-window casual living area in front of the kitchen, providing the perfect space for your television area. Picture windows invite a pleasant view over the neat rear gardens. A set of classic timber French doors open to a wide terrace, leading to the all-weather covered gazebo entertaining – perfect for long lunches in private surroundings. A guest powder room is located off the laundry room. Direct access from the laundry to the rear yard, where there is an opening clothesline. Under-stair storage houses the large electric hot water service. Upper Floor:- The wide timber staircase leads to all bedrooms. There are 4 extra-large bedrooms, with the master & bedroom 2 offering tree-top views to the street, whilst bedrooms 3 & 4 enjoy the eastern orientation and a hills view. The indulgent master enjoys a 2-person walk-in robe and sparkling en-suite bathroom, complete with heated lighting – ideal for these chilly mornings. A family size bathroom is central to bedrooms 3 & 4 and provides a relaxing corner spa bath, wide vanity, shower, toilet & heated lighting. There is a linen press in the hall and landing area with door opening to a wide, timber-deck balcony/viewing platform. The wide, charcoal toned pattern-paved driveway leads to an automatically controlled roller door to the carport, through to a long driveway with a double, side-by-side carport & double, side-by-side garage/workshop with single roller doors. Extras Include:- Carrier ducted reverse-cycle air-conditioning (zoned), insulated ceilings, security system, NBN capability, hard-wired smoke alarm, LED downlights, automated irrigation, custom curtains & blinds. Close to Seymour College, zoned for Linden Park Primary School & Glenunga International High School and just moments to popular Burnside Village & The Parade Norwood. Council – Burnside Zoning - SN - Suburban Neighbourhood Year Built - 1994 Land Size - 790m² Total Build area - 429m² Council Rates - \$2,852.95 pa SA Water Rates - Not Declared Emergency Services Levy – \$303.25 pa All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403