

6 Windarra Avenue, Burnside, SA 5066

HARRIS

Sold House

Thursday, 22 February 2024

6 Windarra Avenue, Burnside, SA 5066

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1049 m2

Type: House



Scott Moon
0882023500



Troy Law
0882023500

\$1,810,000

Best offers by 1:00pm Tuesday 5th March Take all the grandeur of 1970s design and elevate it with a full suite of tools for the good life – 6 Windarra Avenue is something special. Boasting prime placement on the high side of a quiet cul-de-sac with a desirable North facing rear aspect and centrally located between Seymour and St Peter's Girls' School. With the added bonus of being zoned to Glenunga International High School and Burnside Primary. A feature-packed flowing floorplan, and the finest of outdoor living suites, it simply doesn't get better than this. Defined by scale, an expansive front lounge introduces the seamless indoor/outdoor integration and soaring exposed beam sloped ceilings carried across the footprint. A central kitchen continues those lines, uniting two additional living areas for effortlessly connected living. Retreat to cosy lower-level lounge, wrapped with rich exposed brick and complete with combustion heater for toasty winters, spread out across the vast slate-floored family room, or enjoy every zone simultaneously – there's more than enough space for it all. Divided across the floorplan for maximum privacy, four bedrooms offer plenty of scope for custom configuration, main bookended by walk-in robe and ensuite. An updated family bathroom completes the upper floor with elegant utility, contrast tiling, ultra-wide vanity, bathtub and corner shower bringing hotel-luxe to everyday rituals. To the lower floor, a secure double garage with internal staircase facilitates an easy homecoming, while workshop and cellar offer plenty of dedicated space for passion projects. And while truly enviable on it's own, it's once you step outdoors that the allotment really starts to sing. To the front, a wide balcony frames views across the foothills, overlooking sloping, manicured gardens. To the rear, a pitched pergola canopies a vast deck sure to be your epicentre, frameless glass fence ensuring outlook across the sparkling waters of the solar heated pool are never interrupted. Northern orientation guarantees maximum sunrays for recreation time spent water-side, lush lawns, tropical gardens and abundant hydrangeas, wrapping the allotment with botanical bliss. Everything you could desire is a short walk away, from Balaboosta or Base Camp for morning coffee, Feather Hotels for a feed, and Hazelwood Park for laps in Burnside Pool. Burnside Village is a short drive away, while the commute is simplified with a 10-minute drive to the city. Zoning for Burnside Primary School, as well as Adelaide's Top rated NAPLAN school, Glenunga International High School, plus numerous private schooling choices nearby guarantee educational success. Every box ticked for a life well lived – bliss indeed. More to love:- 5.5kw solar panel system- 3 rainwater tanks totalling 36,000ltrs, plumbed to all internal areas- Secure double garage and additional off-street parking- Ducted reverse cycle air conditioning, plus combustion heater to lounge- Separate concealed laundry and storeroom- Tiled solar heated pool with cantilever umbrella for custom shade coverage- Powered pool shed with filter and solar heating- Outdoor ziptrack blind and ceiling fan to deck for all-seasons enjoyment- Plantation shutters- Extensive irrigation system to the gardens with 24 stations- NBN ready Specifications: CT / 5261/24 Council / Burnside Zoning / HNBuilt / 1973 Land / 1049m² Frontage / 19.13m Council Rates / \$2256.80pa Emergency Services Levy / \$250.30pa SA Water / \$277.59pa Estimated rental assessment: \$1,050 - \$1,150 p/w (Written rental assessment can be provided upon request) Nearby Schools / Burnside P.S, Glenunga International H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409