

**657 Greenhill Road, Burnside, SA 5066**



**House For Sale**

Wednesday, 20 March 2024

657 Greenhill Road, Burnside, SA 5066

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1315 m2**

**Type: House**



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## AUCTION: Saturday 13/04/24 at 11am (USP)

Auction Location: on site An imposing elevated presence and pristine soft grey facade detailed with sleek deep grey accents, enlivens a timeless palette with contemporary class and sets the scene for an enviable family lifestyle in a desirable foothills location just a few minutes to first-class schools, all the vibrant Eastern suburbs' amenities and only 7kms to the City. Outstanding functionality is a highlight of this 3 bedroom, 2 bathroom, dual living with study, family home, where every main room has lovely North-West views, outdoor entertaining is effortless and all the elements for easy living are here. Set in low maintenance grounds of approximately 1315 sq.m, the striking red front door opens into an entry hall and past the casual living room - an ideal teenagers' retreat or family/media room. Carpeted stairs lead to a well-proportioned living and accommodation layout. Flowing off the passage are 2 double bedrooms each with BIRS, large picture windows and doors spilling out to the front balcony. The skylit family bathroom features a bath, vanity and w.i. shower; plus there is a convenient separate w.c. with basin. The parents' retreat is zoned separately where the main bedroom with ensuite is preceded by an intimate sitting area and a designated study/home office, also boasting access to the front balcony - a beautiful and protected spot to enjoy a coffee. At the heart of the home, the dining and living zones bask in the warm glow of natural light illuminating through large expanses of glazing, where glass doors step out to the front paved patio. The kitchen is well appointed with white cabinetry, black bench-tops, cherry red splashbacks and Fisher & Pykel stainless steel oven with 5-burner gas cooktop. Soak up views across the treetops and be serenaded by amazing birdlife where you will be spoilt for choice with al fresco entertaining options. As well as the balcony stretching across the front of the home and the paved patio with a small side lawn, there is another paved undercover dining zone on the northern side of the home. Cheeky koalas and colourful rainbow lorikeets will visit regularly, and the Greenhill Recreation Park is at the rear of the property with easy access from the back yard. Enhancing this appealing family home are the following:-- Ducted reverse-cycle air-conditioning (zoned)- Ceiling fans in all bedrooms, parents' retreat, dining & study- Floating timber floorboards in passage & living areas- Carpeted lounge & all bedrooms- Fully-fitted laundry with BICs & rear access- Double auto-doored garage with internal access- 2 x sheds Public transport, the Feathers Hotel, Hazelwood Park, Burnside Swimming Centre, cafes, shops and Burnside Village are all just moments down the road and quality schools including Burnside & Linden Park Primary Schools, Loreto & Pembroke Colleges, St Peters Collegiate Girls' School, Seymour College and Norwood International High School are all within close proximity. AUCTION: Saturday 13th April at 11am, on site (USP). CT: Volume 5585 Folio 230 Council: City of Burnside Council Rates: \$2,001.30 per annum (approx) Water Rates: \$254.56 per quarter (approx) Land Size: 1,315 square metres (approx) Year Built: 1961 (approx) To register your interest or to make an offer, scan the code below: <https://prop.ps/l/8IFBUFLWrvBp> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Sam Hooper to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.