

# 10B Burnbank Grove, Athelstone, SA 5076

ALL ADELAIDE

## House For Sale

Wednesday, 10 July 2024

10B Burnbank Grove, Athelstone, SA 5076

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Deep Solanki  
0426697852



Ahmad Samandaryan  
0420858909

## **Auction On Site: Sunday 28th July at 12:00pm USP**

\* NO STAMP DUTY & FHOG (UNCAPPED) AVAILABLE FOR FIRST HOME BUYERS (Subject to Eligibility Criteria) \* Two sold already, this is the last one remaining! Experience unparalleled luxury, style, and sophistication with this exquisite new courtyard residence. Every element of this architecturally designed home has been meticulously crafted to meet the highest standards of those with discerning tastes. Perfect for those who demand a low maintenance luxury lifestyle, the property exudes contemporary elegance, making it an irresistible choice for refined buyers seeking style and space or the ideal investment opportunity for shrewd entrepreneurs. Boasting a prime location nestled in a coveted and tightly held area, this property is a mere stone's throw from the serene Black Hill Conservation Park and only 12 km from the bustling city centre, combining tranquil rural charm with contemporary urban convenience. A thoughtful open-plan design features three spacious double bedrooms and generous living areas. Relax in everyday comfort in a spacious family and dining area, enhanced by sleek floating floors, neutral tones, recessed bulkhead ceilings, and LED downlights, a true cutting-edge living space with a fresh, modern ambiance. Aluminium stacker doors ensure a seamless transition from indoor to outdoor living, leading to an inviting alfresco portico and low maintenance rear yard. The built-in barbecue bench, kitchen sink, and tiled splashbacks offer elegant and practical outdoor amenities, perfect for alfresco entertaining. The modern kitchen is a chef's delight, equipped with stainless steel Smeg appliances, large pantry, window splashback, stone benchtops, Island breakfast bar, push-to-open soft-close cabinetry, and stylish pendant lighting. All 3 bedrooms are generously proportioned, all offering quality carpets and ample robe storage. The master suite boasts a walk-in robe and ensuite bathroom, while bedrooms 2 and 3 feature built-in robes with mirrored doors. Both the main bathroom and ensuite are appointed with flat black tapware, rain head showers, stone vanities and floor-to-ceiling tiles. The main bathroom also includes a deep relaxing bath and smart LED backlit mirror, adding a touch of luxury to your daily routine. A walk-through laundry with exterior access, single garage with automatic panel lift door and interior plus rear access pedestrian doors completes the home, while ducted reverse cycle air-conditioning throughout ensures your year-round comfort. A superb architectural gem, designed for the refined professional who demands the very best in modern appointments. Briefly: \* Brand-new architecturally designed courtyard home in a desirable lifestyle location \* 300 meters from Black Hill Conservation Park and 12 km from the city \* Ceiling heights ranging from 2.7 to 3 meters with recessed bulkhead features \* Sleek timber grain floating floors, fresh neutral tones, and LED downlights \* Generous open-plan living and dining area with modern kitchen overlooking \* Kitchen features stainless steel Smeg appliances, large pantry, window splashback, stone benchtops, Island breakfast bar, push-to-open soft-close cabinetry, and stylish pendant lighting \* Aluminium sliding stacker doors from family room to alfresco \* Tiled alfresco portico featuring main gas, stone benchtop, and recessed sink \* Master bedroom with walk-in robe and ensuite bathroom \* Bedroom 2 & 3 with a built-in robes (mirror panel doors) \* Main bathroom flat black tapware, rain head showers, stone vanities, and floor-to-ceiling tiles \* Main bathroom with a deep relaxing bath plus smart LED backlit mirror \* Central atrium courtyard \* Walk-in laundry with under-bench appliance space and exterior access door \* Single garage with auto panel lift door, rear access door and direct home access \* Ducted reverse cycle air conditioning \* Rainwater tank Nestled in a highly desirable, peaceful residential area, this home is just a short distance from Black Hill Conservation Park and Thorndon Park Reserve. Public transport on Gorge Road provides easy access to the city and beyond. Athelstone Shopping Centre is nearby for everyday needs, while Tea Tree Plaza offers a variety of entertainment and designer shopping options. Local quality schools include St Ignatius College, Athelstone Primary, Thorndon Park Primary, Charles Campbell College (zoned for secondary education) and Paradise Primary School. 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. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.