

# 34 Burgoyne Drive, Old Reynella, SA 5161

## House For Sale

Thursday, 16 May 2024



34 Burgoyne Drive, Old Reynella, SA 5161

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 455 m2**

**Type: House**



Wilson Bock  
0438904444



Alistair Loudon  
0481361617

**\$575k - \$625k**

Offers Close Tue, 4th Jun - 12pm (usp)With enviable high position overlooking a nature reserve and a bike trail that will take you all the way to McLaren Vale, this tightly-held, Torrens title home in the peaceful Carew's Fields estate makes Old Reynella the perfect fresh start for first homebuyers and astute investors eager to ride the growth wave of the southern suburbs. Cosmetic updates, a spacious 3-bedroom floorplan, multiple living zones, plenty of storage, a single lock-up carport and a ripper of an open-plan kitchen make this ducted-cooled home ready to go, comfy and adaptable in the one breath. Whether it's the fairways of Vines Golf Club, those famous McLaren Vale cellar doors, the hiking/MTB trails of Onkaparinga and the rugged south coast beaches that belong on a postcard; life here is all about the great outdoors. A beautiful lifestyle, guaranteed. ??Perfectly placed above street level ??Loved by the one family for many years ??Modern kitchen with dishwasher, filtered water and breakfast bar ??Flexible plan with two main living zones and kitchen in between ??Two-way bathroom acts as an ensuite to main bedroom ??Loads of storage and large separate laundry ??LED down lighting ??Freshly painted throughout ??Ducted evaporative cooling and split r/c ??Single lock-up carport with remote entry ??Established easy-care gardens with secure rear yard CT Reference - 5384/327Council - City of OnkaparingaCouncil Rates - \$1,697.40 paSA Water Rates - \$153.70 pqEmergency Services Levy - \$124.05 paLand Size - 455m<sup>2</sup> approx.Year Built - 1990Total Build area - 124m<sup>2</sup> approx.Zoning - GN - General NeighbourhoodAll 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