

**6 Burgundy Way, Glengowrie, SA, 5044**

**House For Sale**

Wednesday, 14 August 2024

6 Burgundy Way, Glengowrie, SA, 5044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Classic 4BR Federation Style Home on 450sqm Allotment

Located in this quiet residential enclave offering a wonderful streetscape, with each neighbouring home displaying their manicured gardens. Burgundy Way has such a great community feel about it that it's no surprise this is a very tightly held and desirable address. With all the amenities you could need just moments away you will want to call 6 Burgundy Way, home for many years to come!

A classic red brick federation style home complete with rendered quoins is a welcoming sight at first glance but step inside and this beauty offers even more than you would first think.

A large formal lounge with bay window and the adjoining formal dining room offer opulent spaces to entertain family and friends. The well appointed kitchen overlooks the open plan family and meals area which in turn opens onto the undercover entertaining area and low maintenance backyard complete with garden shed. The master bedroom enjoys pride of place at the rear of the home enjoying privacy and a lovely garden outlook with direct access via sliding door. It features a wall of built in cupboards and its own ensuite. Bedrooms two and three are serviced by a large main bathroom and the fourth bedroom would make an ideal home office or craft room. There is ducted evaporative cooling throughout and gas heating in the family room. Great off street car accommodation is available with a double garage and double width driveway, perfect if you need some room for the caravan. If you are going away for extended periods the security alarm system will give you piece of mind.

The location is simply superb with the Glengowrie dog park just around the corner and its only a short drive to Somerton beach, Jetty Road Glenelg or Westfield Marion and a host of local shops and hotels nearby. For the families there is easy access to public transport for the nearby schools including Sacred Heart College and Westminster.

A rare opportunity to embrace a slower pace of life and enjoy the peace and quiet that this property offers.

### Property Details:

Council: City of Marion

Council Rates: \$2367.30pa

SA Water: \$892.88pa

Land Size: 450sqm

House Size: 199sqm

Year Built: 1995

For further information please contact Jarad Henry.

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