

# 8 Austin Cres, St Georges, SA, 5064

NOAKES  
NICKOLAS

## House For Sale

Saturday, 5 October 2024

8 Austin Cres, St Georges, SA, 5064

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Zac Watts

0448217726

## Family Character in a Desirable Eastern Cul-De-Sac.

Best Offers By 21/10 at 5pm - Unless Sold Prior.

Occupying a prime elevated position at the end of a leafy no-through grove, this picture-perfect classic has been beautifully reinvigorated for the modern family, in a premier dress-circle address close to popular foothills trails & reserves, Burnside Village and access to Adelaide's most in-demand Glenunga International school zone.

Stepping inside, Jarrah floorboards extend across a flexible footprint that grants four bedrooms, three bathrooms, a home office and multiple living zones for you to configure alongside the ever-evolving seasons of family life.

The open-plan layout extends from a high-end Miele-equipped kitchen to an outdoor area with a built-in BBQ, pizza oven, and everything needed for memorable dinner parties.

Wrapped in picture windows to take in the peaceful grounds from every vantage point, north-facing landscaped gardens encompass the true epitome of tranquil inner-eastern living.

Your boundary is enveloped in every direction by a natural foothills landscape and the cosmopolitan perks of both Burnside Village and high-calibre schooling equalling the perfect lifestyle parallel in sought-after St. Georges.

### FEATURES

- 1036sqm allotment
- 26m frontage
- 1957 year built
- Quiet, cul-de-sac position
- Secure triple-car garage
- Ensuite to master retreat
- Built-in robes to two bedrooms
- Flexible 4th bedroom/rumpus
- Home office & study nook
- Miele appliances including a pyrolytic oven, microwave, steamer and plate warmer, a 5 burner gas cooktop
- Ducted air conditioning, plus gas heater & fireplace
- Solar system with 10kW battery
- Irrigated front & rear gardens
- Fish pond
- Powered shed

### LIFESTYLE

- Local walking trails accessible from your doorstep
- Footsteps from bus stop, Tony & Marks, Aldi & Burnside Village
- Zoned & walking distance from Linden Park Primary & Glenunga International High School
- Proximity to JB Cleland Kindergarten, Seymour, Concordia & Mercedes College
- Just 5km from the CBD

### RATES

- City of Burnside
- Torrens Title
- Council Rates \$3370PA

SA Water \$371PQ

ES Levy \$322PA

Disclaimer at [noakesnickolas.com.au](http://noakesnickolas.com.au) | RLA 315571