

17 Queens Avenue, Burnside, SA, 5066



House For Sale

Wednesday, 18 December 2024

17 Queens Avenue, Burnside, SA, 5066

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Nick Ploubidis

0423840514

Ageless Architectural Burnside Beauty

Auction Location: on site

Architecturally designed and built by the current owners in 1969, this charming home has been the heart of family life for nearly 60 years. A sanctuary of timeless design. It is now time for the next custodians to begin a new chapter.

Nestled in a community-minded cul-de-sac and direct access to one of Burnside's cherished bush reserves, this property is an urban oasis. Surrounded by established gardens and lush greenery, it's a haven where koalas and birdlife join the family. This is truly a sensational home for creating lasting memories.

Step through the hand-crafted Chris Smith wrought-iron gates, and double entry doors to a welcoming interior. The wide entry hall, rich with warm tones, sets the stage. To your left is bedroom two, while to your right is a study complete with built-in shelving and a desk. A few steps lead up to the master bedroom and main living areas, where large windows and high ceilings flood the spaces with northern natural light and present views over the treetops.

The balcony, spanning the full width of the home, offers sweeping views of the lush gardens and bush reserve, fostering a sense of seclusion while remaining close to amenities. The dining room connects seamlessly to the kitchen/meals area, which boasts a garden outlook, abundant storage, updated appliances, and a Miele dishwasher. A versatile utility zone can serve as a coffee station, bar, or prep space for large gatherings. The restored cork flooring and timeless joinery reflect the era's charm, while a newly renovated bathroom with floor-to-ceiling tiles and an oversized open shower adds contemporary luxury.

The lower level extends the home's functionality with additional living spaces and accommodation, perfect for the growing family. Bedrooms three and four are generous in size, filled with sunlight, and equipped with built-in robes and polished timber floors. A full bathroom with a bath and separate toilet serves this level. The family room is a perfect retreat for children, with its warm timber floors, tonal tapestry walls and direct access to the rear yard. Think afterschool friends and movie nights.

The outdoor spaces are equally inviting. The rear yard features an undercover verandah, retractable awning, and garden seating - ideal for Sunday BBQs or unwinding with a good book and a glass of wine. Meander down the garden path and enjoy the little surprises that 60 years of love and care will reveal. Access the Alan E. Cousin Reserve through a rear gate - an absolute bonus for the home. The front courtyard provides additional entertaining space with oversized pavers, hanging vines, and tall redbrick walls, perfect for hosting Christmas parties, birthdays, or larger family gatherings. Direct access to the kitchen from this area allows for easy service.

Additional creature comforts of this lovely home:

- Solar power
- Abundant rainwater tanks
- Ducted heating and cooling
- Separate guest parking
- Zoned for Burnside Primary and Glenunga International
- External utility room and tool shed
- Convenient access to public transport

Combining functionality, space, quality, and warmth, this home is the ultimate family entertainer. We look forward to welcoming you to this architectural gem and passing the keys for the next set of cherished memories.

AUCTION: Wednesday 18th December at 6pm, on site.

CT: Volume 5108 Folio 864
Council: City of Burnside
Council Rates: \$2,471.25 per annum (approx)
Water Rates: \$292.41 per quarter (approx)
Land Size: 836 square metres (approx)
Year Built: 1969 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps/l/Xtf3KD4cHoYg>

(Please copy and paste the link into your browser)

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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.