

1B Brae Road, St Georges, SA, 5064

House For Sale

Wednesday, 20 November 2024

CENTURY 21.
City Inner North

1B Brae Road, St Georges, SA, 5064

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Peter Doukas
0883422000

Sensational St Georges

3 Bedroom, 2 Bath, 2 Living Areas & 2 Driveways! All set on a sizable 815sqm approx. Torrens Title Allotment.

Magnificent School Zoning

Primary School Zoning: Linden Park Primary School

High School Zoning: Glenunga International High School

Close to a multitude of other eastern suburb schools both private and public transport.

Ideally located close to the most impressive shopping village in the eastern suburbs, Burnside Village and other sought-after shopping facilities. All only 10 minutes from the City.

Sought after double width lockup carport with a large storage area from Brae Rd plus a second driveway access via Portrush road framed by a delightful road reserve verge buffering that extra distance to the main road. (A right of way does apply to the second driveway.)

Features include;

- Formal Entry Hall
- 3 Large Bedrooms
- Large Main Bedroom with WIR, Light-filled Ensuite & Bay Window
- Massive formal living room
- Spacious Lounge / Dining Space with Skylights/Vaulted Ceiling
- Cook's Kitchen with stainless steel appliances & gas cooking
- 2 Bathrooms (Main & Ensuite)
- Storage / Study nook space
- Separate Laundry with exterior door
- Ducted Air Conditioning
- Ceiling Fans to ALL bedrooms
- Direct access from Double carport into Kitchen
- Remote Double Carport
- Extensive mature garden
- 800sqm Approx.
- Currently tenanted
- For tree lover, the allotment is framed and boasts 2 delightful mature trees

Dare to dream in sensational St Georges

Information:

Certificate of Title: Volume 5237 Folio 21

Council: City of Burnside

Zoning: SN Suburban Neighbourhood

Council Rates: \$2,426.30

SA Water: \$78.60 supply & \$209.93 sewer

Emergency Services Levy: \$558.65

Land Size: 815sqm Approx.

- **DISCLAIMER:** This advertisement includes information which is believed to be accurate based on Century 21 City Inner North resources and/ or inspections of the property before or at the time of advertising. Prospective Purchasers or other parties should make their own enquiries about the validity and accuracy of this information and view the property before

making any purchasing decisions.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

The Vendor's Statement is available for perusal by members of the public at our office for at least 3 Consecutive business days immediately preceding the auction. The Vendor's Statement is available for perusal at the property for 30 minutes immediately before the auction commences. All Reasonable steps are taken to give prospective purchasers notice of the times and places at which the vendors statement may be inspected before the auction.