

**36 Highfield Avenue, St Georges, SA, 5064**

**HARRIS**

**House For Sale**

Sunday, 3 November 2024

36 Highfield Avenue, St Georges, SA, 5064

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daniel Stewart

## Comfort, charm & convenience from a perfect corner piece of the inner east

Proudly poised on a leafy corner with Linden Park Primary, Spill the Beans café and Beaumont Common just a block away, this meticulously maintained courtyard home is beckoning you to lock-up, leave and enjoy all the fruits of the eastern suburbs on such close offer.

Perfectly catering any lifestyle pursuit, the easy-care footprint with three-bedrooms and dual living zones suits those looking for a low-maintenance downsize or families on the hunt in the Glenunga International zone across all fronts, Highfield Avenue is the ultimate destination to settle.

Beyond functional from the first step, the bay-window master with walk-in robe and ensuite enjoys all the front-facing sun and garden views, whilst the perfect two-bedroom wing for kids or guests sits tucked behind with main bathroom at easy reach.

Both open plan living zones keep the skylit kitchen central, clad with timber cabinetry, quality cooking appliances, dishwasher and plenty of walk-in pantry space.

Outdoors was designed to enjoy without demanding any of your time for upkeep you'll be too busy with the local walking trails, cafés and Burnside Village footsteps from your door offering daily recreation and entertainment.

All wrapped up just a 10-minute commute from the city, you'll love retreating to your own slice of St Georges every day

Even more to love:

- ☑Dual living zones
- ☑Secure garage & undercover carport
- ☑Built-in robes to bedroom 2
- ☑Ducted & split system R/C air conditioning
- ☑Freshly painted
- ☑New flooring
- ☑Local walking trails accessible from your doorstep
- ☑Short stride to from bus stop, Tony & Marks, Aldi & Burnside Village
- ☑Zoned for popular Linden Park Primary & Glenunga International High School
- ☑Proximity to JB Cleland Kindergarten, Seymour, Concordia & Mercedes College
- ☑Just 5km from the CBD

Specifications:

CT / 5069/691

Council / Burnside

Zoning / SN

Built / 1986

Land / 501m<sup>2</sup> (approx)

Council Rates / \$2,066.85pa

Emergency Services Levy / \$216.50pa

SA Water / \$246.89pq

Estimated rental assessment / \$600 - \$650 per week / Written rental assessment can be provided upon request

Nearby Schools / Linden Park P.S, Glenunga International H.S, Urrbrae Agricultural H.S, Mitcham Girls H.S

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