

**41 Waterside Drive, Burton, SA, 5110**

**HARRIS**

**House For Sale**

Wednesday, 18 December 2024

41 Waterside Drive, Burton, SA, 5110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Craig Costello

## An idyllic crowd-pleaser that lets you set the pace in a wetland oasis to savour

It's so peaceful, the most likely traffic will be the ducks. Such is life barely 100m from the parks, playgrounds, and wetland sanctuary that envelopes this fastidiously kept, one-owner family entertainer nestled within a premier Springbank Waters enclave.

Built in 2007, the four-bedroom home boosts its immaculate appeal with freshly painted interiors, superior storage, side-by-side double garaging and side access for the trailer, plus ducted reverse cycle heating, cooling, and a ducted vacuuming system.

Yet it's the enormous, fully enclosable alfresco that bumps your living room quota from two to three as a spectacular outdoor room, it's ready to host Christmas in July or December

And while the garage provides drive-through rear access, Ziptrack blinds cloak the all-hours party zone in year-round comfort under gables, lights and ceiling fans.

Inside, the home is led by neutral matte floor tiles, a formal lounge/dining room beneath coffered ceilings, and a tiptoe left to the bay-window parent's retreat including a classic ensuite and walk-in robe.

The free-flowing footprint gathers centrally for the casual living, dining, and headlining open plan kitchen; a cook's haven enjoying quality stainless steel appliances, a walk-in pantry, functional drawer systems to three cupboards, and all-angle viewing to the alfresco.

Tucked out of sight, three remaining bedrooms offer carpets, built-in robes a walk-in robe to bedroom 2 - and a shared three-way main bathroom.

As a feature-blessed step-up for the growing family or a way to inch closer to Gawler, the Barossa, or that holiday home in Wallaroo, this secure lifestyle makes locking up and setting off for the weekend a cinch thanks to low care established gardens, alarm security and camera surveillance, and a North-South Motorway slipstream in no time.

Day-to-day routine means a pivot to Springbank Plaza for Woolworths, a short walk to Burton Primary School or the Good Start ELC, and you time being a 20-minute loop along the water's edge, birdwatching, feeding the ducks, or exploring the Kurna Park Wetlands.

A crowd-pleaser that lets you set the pace, in a suburban oasis to savour

More reasons to inspect:

An idyllic haven of parks & playgrounds, nature & birdlife

One-owner 4-bedroom Hickinbotham design (c2007)

Alarm system & perimeter security cameras

Freshly repainted interiors

4 Bedrooms | 2 Bathrooms | 2 large living areas

Dual garage with drive-through rear access

Detached rear garage for storage

Double bedroom 2 features a WIR

Built-in robes to rear bedrooms 3 & 4

Fujitsu TouchZone 6-zone ducted R/C A/C

Ducted vacuum system 3 outlets

1.5kW solar

Easy bus routes along Springbank Boulevard

Immaculate, low care 600m<sup>2</sup> (approx.) allotment

Specifications:

CT / 5972/657

Council / Salisbury

Zoning / SN

Built / 2007

Land / 600m2 (approx)

Frontage / 20m

Council Rates / \$2,192.55pa

Emergency Services Levy / \$104.05pa

SA Water / \$185.90pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Burton P.S, Lake Windemere B-6 School, Paralowie School, Kurna Plains School

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