

## Burnside, 17 Queens Avenue

### Ageless Architectural Burnside Beauty

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



#### For Sale

Sold by Nick Ploubidis LJ Hooker  
Kensington|Unley

#### View

[ljhooker.com.au/612DFDJ](http://ljhooker.com.au/612DFDJ)

#### Contact

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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

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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. A versatile utility zone in this space serves as a coffee station, bar, or prep space for large gatherings. The restored cork flooring here reflects the era's charm. Update the kitchen or open up the living area and you have created a sensational oasis with stunning views of greenery. This level is serviced by newly renovated bathroom with floor-to-ceiling tiles and an oversized open shower adding 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. The opportunity awaits to enhance what's already there by stamping your own mark, add value and create something truly special awaits.

We look forward to welcoming you to this architectural gem and passing the keys for the next set of cherished memories.

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:



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

(Please copy and paste the link into your browser)

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 612DFDJ  |
| <b>Property Type</b> | House  |
| <b>House Size</b>    | 331 m2   |
| <b>Land Area</b>     | 836 m2   |
| <b>Including</b>     | Study<br>Air Conditioning<br>Courtyard<br>Balcony<br>Dishwasher<br>Workshop<br>Built-in-Robes<br>Remote Garage |

### Nick Ploubidis 0423 840 514

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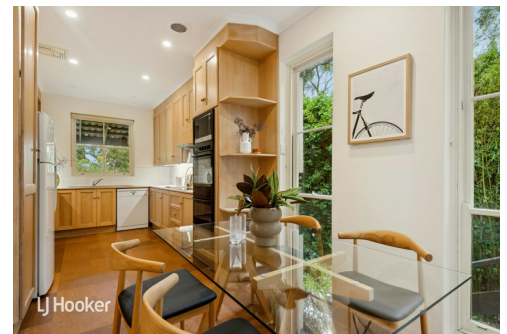
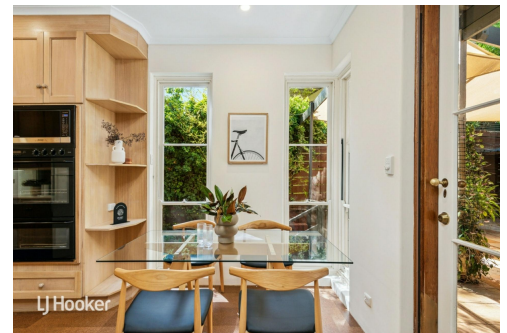
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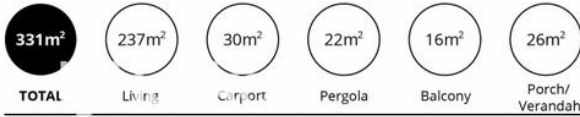
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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