



5A Berry Crescent, Burnside

A Beautiful Home with Amazing City to Sea Views

- Auction Saturday 18th April at 11am*

Master built by renowned builder Alan Sheppard, this federation style home sits proudly in a quiet cul de sac. Boasting Mount Gambier limestone on the external walls, lead light, solid Hevia timber-floors, solid doors and soaring ceilings, this home is one to please the most discerning buyer.

As you enter the home, the quality of workmanship is immediately apparent. The entrance has coffered 3 metre ceilings, ornate ceiling roses as well as Victorian cove cornices which feature in the bedrooms and living spaces. The spacious formal lounge is complemented by the marble fireplace with electric heater, is the perfect place to relax on those cold winter nights plus the underfloor heating to all bedrooms, bathrooms and living areas only enhances this.

The Jag kitchen is a dream with granite benchtops and splashback, induction cooktop, walk-in pantry and leadlight serving window. Enjoy views of the city and Adelaide Oval from the kitchen sink. The kitchen overlooks the family and meals with timber flooring, ceiling speakers

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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AUCTION

Sat 18th Apr @ 11:00AM

VIEW

Sat 4th Apr @ 11:00AM - 11:30AM

AGENTS

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LJ Hooker

and amazing sweeping views over the city skyline as well as the inground solar heated pool.

Imagine swimming at night enjoying the city lights. French doors lead from the family area to the private rear garden with a wall of fruit trees and wisteria draped pergola. This is the ideal place for enjoying slow mornings or peaceful evenings as well as the perfect place for entertaining family and friends.

The massive master bedroom is an oasis that offers bay window, walk-in-robe plus fully tiled, two-way ensuite featuring huge shower and a granite topped vanity. The second bedroom with built-in hide away bed, has views to the internal courtyard. Bedroom three is spacious, has built-in-robe and enjoy city views whilst laying in bed. There is a fourth bedroom that can be a formal dine, currently a study - the choice is yours. This room also has amazing city views through the bay window!

The family bathroom with a relaxing spa bath has a skylight that creates an open, airy feel and there is a separate toilet for modern convenience.

The laundry boasts ample storage and a great utility space ideal for the artist or person who loves to sew while enjoying tranquil views of the courtyard. The double garage features coated flooring, remote controlled panel lift door as well as storage for tools, suitcases or hobbyist equipment.

What We Love:

- Master built by Alan Sheppard with Mount Gambier limestone external walls and solid timber flooring
- Victorian cove cornices and ceiling roses
- Underfloor heating through all bedrooms, bathrooms and living areas
- Master suite with bay window, walk-in robe and sky-lit fully tiled ensuite
- Jag Kitchen with granite bench tops and splash backs, induction cooktop, walk-in pantry and water filter
- Formal dining, 4th bedroom or study with city views
- Inground concrete, fully tiled solar heated pool
- 48 Solar panels and Sonnen battery system
- Ducted vacuum
- Ducted cooling
- Monitored Security system
- Fully automatic watering system both front and rear
- Ceiling speakers
- Attic space in ceiling for extra storage
- Wider passages & entries for accessibility
- Quality schools and colleges are nearby
- Perfectly positioned in one of Burnside's most sought after pockets

This home is ideal for families, downsizers or busy professionals. Burnside Village is moments away for boutique shopping, relaxed dining and the kind of weekend routine that quickly becomes a favourite. Nearby parklands and walking trails offer a beautiful green escape, and the CBD is close enough that the commute never feels like a compromise.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor

plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2E5KFDZ
Property Type	House
Including	Ensuite

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5A BERRY CRESCENT, BURNSIDE

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