



22 Amberwell Terrace, Burton

## Vendor Open to Offers

Andrew Rose of LJ Hooker proudly presents this beautifully maintained family home, perfectly positioned in the ever-popular suburb of Burton. Offering multiple living areas, generous accommodation and a fantastic outdoor entertaining space, this home is ideal for growing families, first home buyers or savvy investors looking for a quality addition to their portfolio.

Designed with comfort and practicality in mind, the home features three well-sized bedrooms, including a spacious master suite complete with a walk-in robe and private ensuite. Bedrooms two and three both include built-in robes and are serviced by a centrally located family bathroom with separate toilet.

Multiple living zones provide flexibility for the whole family, with a formal lounge at the front of the home and an open plan kitchen, dining and family area at the rear. The functional kitchen overlooks the main living space and offers ample bench space, generous storage, gas cooking, dishwasher and breakfast bar, making it the perfect hub for everyday living and entertaining.

Step outside to discover a large gabled undercover entertaining area, providing year-round enjoyment while overlooking the secure, low-maintenance backyard with plenty of space for children and pets to

3 2 2

**FOR SALE**  
Expressions Of Interest

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Craigmore | Elizabeth |  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

play.

Completing the package is a generous double garage with internal access and drive-through roller door access to the rear yard, along with ducted heating and cooling for year-round comfort.

Features You'll Love:

- Three generous bedrooms
- Master bedroom with walk-in robe and private ensuite
- Built-in robes to bedrooms two and three
- Two spacious living areas
- Open plan kitchen, dining and family room
- Well-appointed kitchen with gas cooking, dishwasher and ample storage
- Central family bathroom with separate toilet
- Large gabled undercover entertaining area
- Secure, low-maintenance backyard
- Double garage with internal access and rear roller door
- Ducted heating and cooling
- Approx. 465sqm allotment with no easements

Specifications:

- CT / 5946/715
- Council / Playford
- Built / 2006
- Land / 465m<sup>2</sup> (approx.)
- Easements / Nil
- Estimated rental assessment / \$620-\$650 per week

Conveniently located within a family-friendly neighbourhood, you'll enjoy easy access to local schools, shopping centres, parks, playgrounds and public transport. With Springbank Plaza, Burton Primary School, Salisbury Highway and the Northern Expressway all nearby, commuting to the Adelaide CBD or surrounding suburbs is simple while everyday amenities remain just minutes from your doorstep.

Whether you're looking for your first home, upsizing for the family or securing a quality investment in a high-demand location, this is an opportunity not to be missed.

To make an offer, visit the link below:

<https://www.cognitofirms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

## MORE DETAILS

Property ID 68ZEFDC  
Property Type House  
Land Area 465 m2

**Andrew Rose 0421 988 597**

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INTERNAL - 159.4 SQM  
EXTERNAL - 40.0 SQM  
TOTAL - 199.4 SQM

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