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

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FOR SALE
Expressions Of Interest

VIEW
Sat 31st Oct @ 10:45AM - 11:00AM

AGENTS

Andrew Rose
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James Frencken
0476 871 921
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AGENCY

LJ Hooker Craigmore | Elizabeth | Salisbury
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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

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 / 465m2 (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://shorturl.at/wBGfX

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

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MORE DETAILS

Property ID	68ZEFDC
Property Type	House
Land Area	465 m2

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

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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LJ Hooker