



Glengowrie, 6 Burgundy Way

Classic 4BR Federation Style Home on 450sqm Allotment

Located in this quiet residential enclave offering a wonderful streetscape, with each neighbouring home displaying their manicured gardens. Burgundy Way has such a great community feel about it that it's no surprise this is a very tightly held and desirable address. With all the amenities you could need just moments away you will want to call 6 Burgundy Way, home for many years to come!

A classic red brick federation style home complete with rendered quoins is a welcoming sight at first glance but step inside and this beauty offers even more than you would first think.

A large formal lounge with bay window and the adjoining formal dining room offer opulent spaces to entertain family and friends. The well appointed kitchen overlooks the open plan family and meals area which in turn opens onto the undercover entertaining area and low maintenance backyard complete with garden shed. The master bedroom enjoys pride of

4 2 2

For Sale
UNDER CONTRACT

View
ljhooker.com.au/PV0GW0

Contact
Jarad Henry
0418 842 701
jarad@ljhglenelgbrighton.com.au



Disclaimer: 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.

LJ Hooker Glenelg | Brighton
(08) 8294 6000

place at the rear of the home enjoying privacy and a lovely garden outlook with direct access via sliding door. It features a wall of built in cupboards and its own ensuite. Bedrooms two and three are serviced by a large main bathroom and the fourth bedroom would make an ideal home office or craft room. There is ducted evaporative cooling throughout and gas heating in the family room. Great off street car accommodation is available with a double garage and double width driveway, perfect if you need some room for the caravan. If you are going away for extended periods the security alarm system will give you piece of mind.

The location is simply superb with the Glengowrie dog park just around the corner and its only a short drive to Somerton beach, Jetty Road Glenelg or Westfield Marion and a host of local shops and hotels nearby. For the families there is easy access to public transport for the nearby schools including Sacred Heart College and Westminster.

A rare opportunity to embrace a slower pace of life and enjoy the peace and quiet that this property offers.

To submit an offer on this property visit this link: <https://prop.ps/931rlNeu4l7V>

Property Details:

Council: City of Marion

Council Rates: \$2367.30pa

SA Water: \$892.88pa

Land Size: 450sqm

House Size: 199sqm

Year Built: 1995

For further information please contact Jarad Henry.

Visit glenelgbrighton.ljhooker.com.au to view other LJ Hooker Glenelg | Brighton Listings.

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement.

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

RLA 182909

More About this Property

Property ID	PV0GW0
Property Type	House

Jarad Henry 0418 842 701

Principal & Sales Consultant | jarad@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000

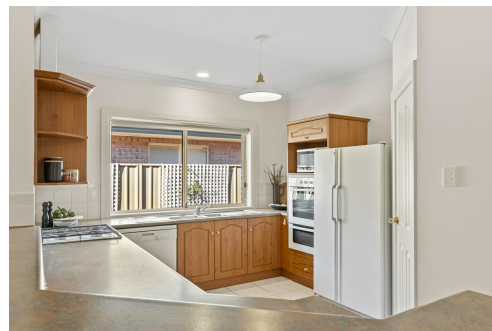
76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.com.au



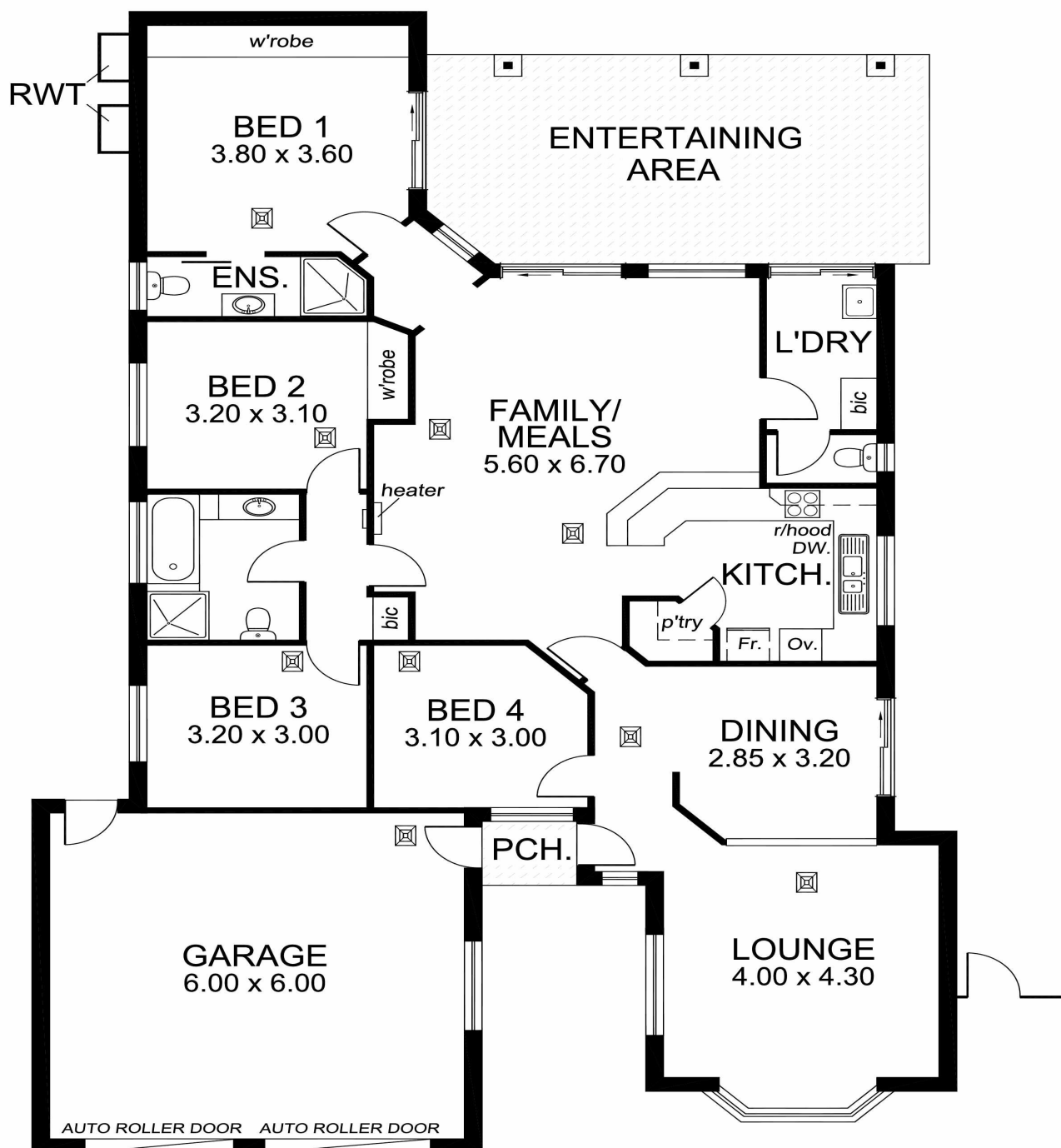
Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LJ Hooker Glenelg | Brighton
(08) 8294 6000

SHED



TOTAL AREA:	198.55m ² /21.34sqs
(Estimate only)	(incl. porch & garage)

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