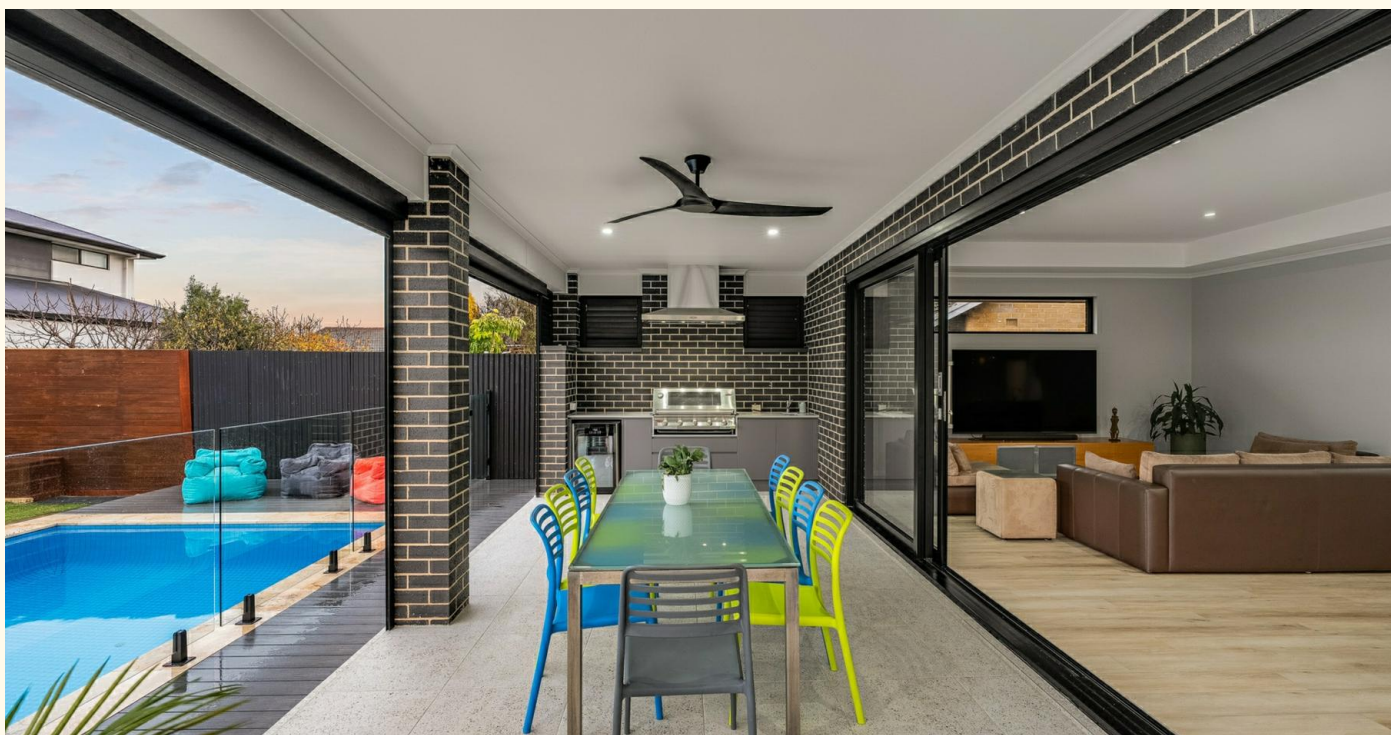


8 Burton Street, Richmond

Resort-Style Family Living - Entertaining at Its Best

Best Offers By Tuesday 13th October at 3pm (USP)

Positioned in the heart of sought-after Richmond on an impressive 764 sqm allotment and Built by Rossdale Homes, 8 Burton Street delivers an exceptional family lifestyle where generous proportions, contemporary comfort and outstanding resort-style entertaining come together. Designed for families who value space both inside and out, this impressive four-bedroom residence offers multiple living zones, superb entertaining facilities and a backyard that feels like your own private resort.

From the moment you step inside, the scale and functionality of the home are immediately apparent. A wide central hallway introduces a flexible, family-friendly floorplan, with four generously proportioned bedrooms, a dedicated study and multiple living spaces providing plenty of room for growing and established families alike.

The master suite provides a private retreat with its own walk-in robe and ensuite, while the remaining bedrooms are well positioned and serviced by the family bathroom. A separate lounge offers valuable additional living space away from the main family zone, while the

4 2 5

FOR SALE

Best Offers | \$1.769M - \$1.825M

VIEW

Sat 26th Sep @ 10:45AM - 11:15AM

AGENTS

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



dedicated study provides an ideal work-from-home environment.

At the heart of the residence is the expansive open-plan kitchen, dining and living area —a beautifully proportioned space designed to bring family and friends together. The contemporary kitchen makes an immediate impression with its substantial island bench and breakfast-bar seating, extensive cabinetry, gas cooking, dual wall ovens and adjoining butlers pantry, delivering excellent storage and preparation space for everyday living and entertaining.

Large openings create a seamless connection between the main living area and the home's spectacular outdoor entertaining zone. The expansive undercover alfresco area provides the perfect setting for year-round gatherings, complete with an impressive outdoor kitchen and BBQ facilities overlooking the sparkling swimming pool.

This is where the home truly comes into its own. The swimming pool, glass fencing, landscaped surrounds and generous lawn area combine to create a genuine resort-style environment, offering plenty of room for children to play while adults entertain, dine alfresco or simply relax poolside.

Adding even greater flexibility is the large detached rumpus room, ideal as a games room, teenager's retreat, home gym or additional entertaining zone. A substantial workshop/shed provides exceptional storage and workspace, further demonstrating just how much this generous property has to offer.

Completing the home is ducted air conditioning, a practical laundry, additional powder room, secure garage and valuable additional driveway parking, combining everyday functionality with the space and versatility modern families demand.

Ideally positioned on Adelaide's thriving city fringe, Richmond offers exceptional convenience with the Adelaide CBD and Adelaide Airport only minutes away. Perfectly positioned within the prized Adelaide High School and Adelaide Botanic High School zones, the home provides outstanding educational access for families. Enjoy easy access to local cafés, restaurants, shopping precincts, parks and public transport, while Adelaide's beautiful western coastline is also within easy reach —delivering an enviable combination of family lifestyle, connectivity and city-fringe convenience.

Key Features:

- 2023 Rossdale Homes Build
- Impressive 764 sqm allotment
- Four generously sized bedrooms
- Master bedroom with walk-in robe and private ensuite
- All cabinetry supplied & installed by Walls Brother
- Integrated ASKO Dishwasher
- Family bathroom plus additional powder room
- Dedicated study/home office
- Expansive open-plan kitchen, living and dining zone
- Contemporary kitchen with substantial stone island bench/breakfast-bar seating
- Gas cooking and dual wall ovens
- Generous walk-in pantry
- Separate lounge providing valuable additional family living
- Ducted air conditioning
- Large detached rumpus/games room
- Expansive undercover alfresco entertaining area
- Outdoor kitchen, with stone benchtops and BBQ facilities - Beef Eater stainless steel 6 Burner S3000s & Exhaust fan
- Electric blackout alfresco blinds
- Sparkling swimming pool with glass pool fencing & LED lighting
- Generous landscaped backyard and lawn area

- Substantial workshop/shed plus additional garden shed
- Secure garage with additional driveway parking
- Outstanding resort-style indoor/outdoor family lifestyle
- Driveway access to rear workshop/shed
- 21 solar panels with 5kw Fronius inverter
- Full irrigation to all gardens
- Zoned for Adelaide High School and Adelaide Botanic High School
- Highly sought-after Richmond city-fringe location
- " Minutes from Adelaide CBD and Adelaide Airport
- " Easy access to shopping, cafés, restaurants, parks, public transport and Adelaide's western coastline

Specifications

Title: Torrens Title

Year built: 2023

Land size: 764 sqm (approx)

Council: City of West Torrens

Council rates: \$2,613,90pa (approx)

ESL: \$241.15pa (approx)

SA Water & Sewer supply: \$306.67pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

MORE DETAILS

Property ID	YPQHDM
Property Type	House
Land Area	764 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Pool
	Roller Door Access
	Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

Dragan Pancic 0421 977 361

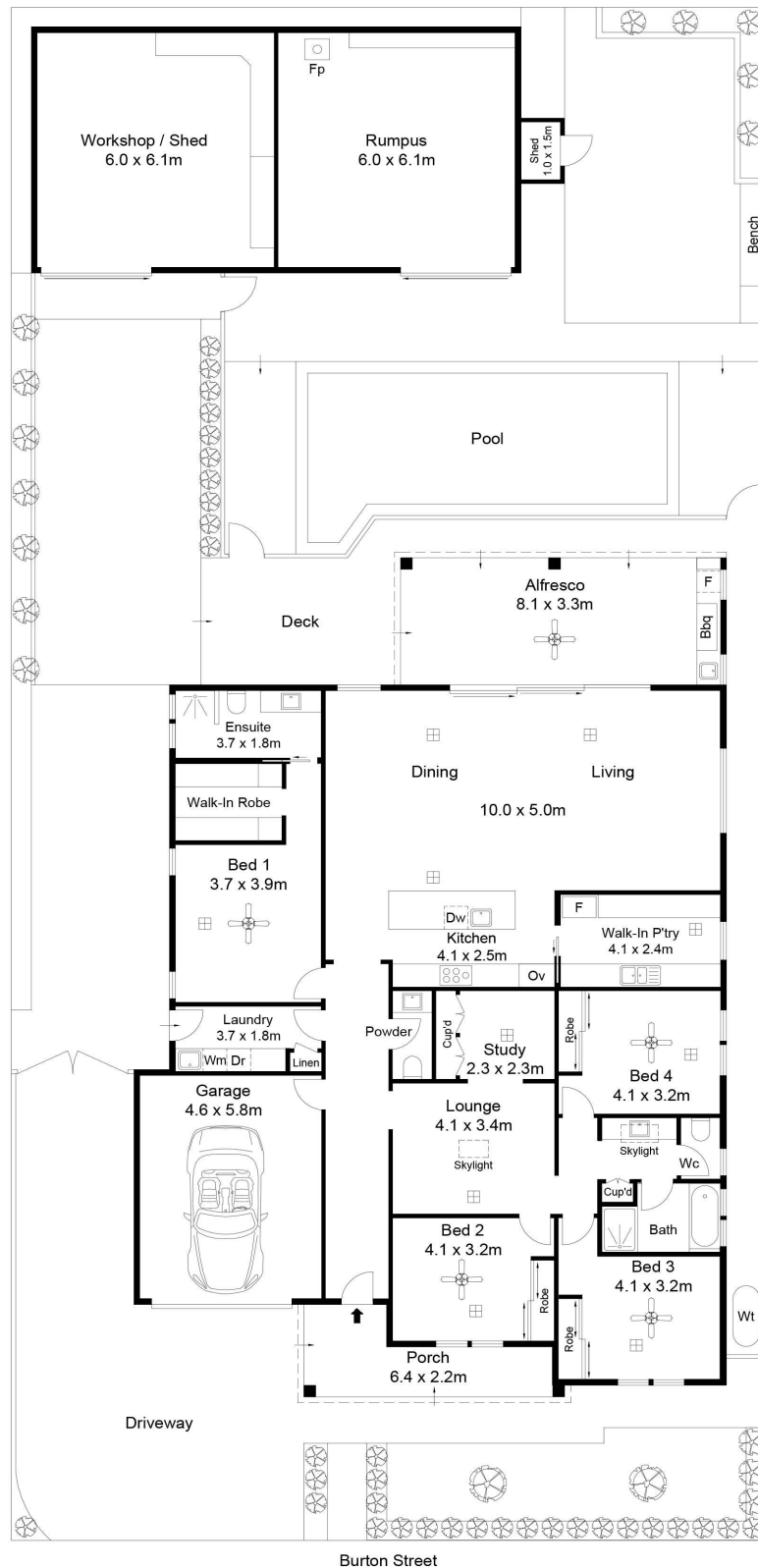
Sales Executive | dragan@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

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Living	245.5m ²
Alfresco	26.7m ²
Porch	9.4m ²
Garage	26.7m ²
Shed	38.1m ²
Total	346.4m ²



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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