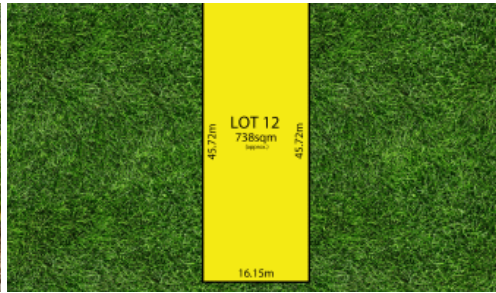


Sold

8 High St, Burnside



#### Prime Position Opposite Burnside Primary School

Renovate or re-build and reap the rewards of this brilliant location.

The current dwelling with its quaint red brick exterior is well positioned on a good size allotment of approximately 738sqm. The block with a 16.15m frontage and a depth of 45.72m (all measurements are approximate) represents an outstanding opportunity to renovate and or extend, or build a family home to your own specifications (subject to the necessary consents).

The home comprises of 3 good size bedrooms all with built-in robes, a spacious lounge room with gas heating and a wonderful garden outlook, a separate study, a large dine-in kitchen, a separate laundry and lavatory. The huge second bedroom has potential to be used as another living room if so desired.

Among the many features you will find ducted air-conditioning and ceiling fans in both the lounge and main bedroom.

3 1 1

Price	SOLD
Property Type	Residential
Property ID	1751

#### Agent Details

Matt Scarce - 0411 185 205

#### Office Details

Tusmore  
457 Greenhill Road Tusmore  
SA 5065 Australia  
08 8332 1488

**SCARCE**  
REAL ESTATE

The rear garden provides plenty of room for the whole family and scope to further extend or re-build a larger home depending on your requirements. You'll also find a handy large garage at the rear and off-street parking for multiple vehicles.

Not only is the Burnside Primary School located immediately opposite, the property is conveniently situated within 2kms of St Peters Girls College and a short 5 minute drive to Pembroke College. It's a short stroll from High Street to beautiful parks and popular local cafes (including the Lockwood General) or a leisurely lunch at the Feathers Hotel. You'll enjoy easy access to the cosmopolitan shops at Burnside Village, our scenic Adelaide Hills and close proximity (approximately 5kms) to Adelaide's CBD.

You'll be excited by the potential and opportunity this property provides within this most desirable and tightly held suburb.

Auction: Saturday, 14th May 2022 at 4pm (unless sold prior).

For further information or to arrange an inspection please contact Matt Scarce on 8332 1022 or 0411 185 205.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



16.15m

45.72m

LOT 12  
738sqm  
(approx.)

45.72m

16.15m

HIGH STREET





**153m<sup>2</sup>**

**TOTAL**

**123m<sup>2</sup>**

**Living**

**4m<sup>2</sup>**

**Shed**

**16m<sup>2</sup>**

**Garage**

**10m<sup>2</sup>**

**Porch**



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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