



3 Anglesey Avenue, St Georges

\$1,650,000

It's all about Location, and 3 Anglesey Avenue is the epitome of location living. Set in the heart of blue chip St. Georges, this three bedroom home will certainly appeal to families looking at being close to premier schooling choices, or couples looking to be in close proximity to the newly extended Burnside Village.

After driving up the Jacaranda tree lined Avenue, you'll pull into your driveway and park the car inside your generous single car garage. Entering your new home, you'll find a large open hallway featuring ample storage, that opens the house up. With 2.7m ceilings throughout the main part of the house and opening up further to the rear, the feeling of space is clear.

At the front with large arched window allowing light to flood in, your Master Bedroom will act as a calm retreat from your busy lifestyle. Carpeted throughout with recessed lighting and reverse cycle air con keeping you comfortable throughout the year. To the side of the room you step into a good sized walk in wardrobe with ample hanging space that accesses your private en-suite. Here you'll have plenty of space to get ready, with WC, and double sinks set into a vanity unit sitting next to a double shower – including rain head. Fully tiled floor and walls this has the feeling of a luxury hotel.

Two further double bedroom can be found further up the hallway, both fully carpeted with reverse cycle air-conditioning and built in robes and large windows with a private outlook.

Property ID:	L34966672
Property Type:	House
Building / Floor Area:	182
Garages:	1
Open Parking:	1
Land Area:	473.0 sqm

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Sitting in the middle of the house is the first of your living rooms – a large 6.8m x 3.9m room, with a dual aspect windows and doors, opening onto a private patio – with recessed lighting and reverse cycle heat/cool this will be the perfect spot to catch up on those television shows.

Stepping down into the rear room, which will be the heart of the house, the ceiling height increases to over 3m as you enter the open plan kitchen living room – with beautiful wood flooring throughout this area, the kitchen zone features a large base and upper level set of white units, complimented with black work top surfaces and stainless steel sink. Cooking is provided with the luxury feeling of stainless steel Miele appliances comprising Gas hob, extractor and double oven and dishwasher.

Adjacent to the kitchen area, built in cupboards and shelving storage provide plenty of space to house all those important family items as the room then opens up on to a second living area, where families can gather around. A split system at the rear also provides a comfortable area. Large windows and patio doors across the rear of the open plan kitchen living area allow light to spill in, whilst overlooking the patio and garden area to the rear.

To the side of the open plan kitchen living room, you'll find a full sized family bathroom with all modern features, tiled throughout with bath and separate shower cubicle.

Also next to the kitchen is a generous laundry room, with space for washing machine and dryer. Base and upper cupboards allow for plentiful storage options with door to access the side pathway – ideal for entering the house after muddy walks.

Accessed from the rear open plan kitchen living area, the outside space gives options for outdoor living throughout the year. Complimenting the side patio is a rear covered patio area – ideal for hosting family barbeques regardless of weather – complimented with lighting to keep the party going. Stepping down from the covered patio the rear garden has been created with mature shrubs and bushes to give you beauty with simple management.

Education is such an important part of any family home purchase, and this home is located in the Linden Park Primary School zone as well as the Glenunga International School Zone, with other schooling options such as Seymour College, Loretto, St Peters Girls and Urrbrae a short drive away.

When it's time to leave your new home, shopping options can be found at the newly extended Burnside Village (with over 100 stores including restaurants and Coles), Frewville Foodland and Aldi close by. The nearest coffee catch up spots are at Linden Bakery on Portrush Road or Spill the Beans on Devereux Road.

Outdoor space is in abundance in the Adelaide Eastern Suburbs, with parks and outside space such as Beaumont Common, Tregenza Oval, Glenunga Oval and Reserve a short distance away – with the Adelaide Parklands and the Adelaide Foothills a short driveaway in either direction.

Transport access can be found with bus stop on Portrush Road providing access to the 300, 100, 140, & 144 bus services, whilst driving access from Portrush Road also giving access to the CBD, Adelaide Hills and beyond – proving that location is really prime at this property.

- Dual Aspect Main Living Room

- Open Plan Kitchen Living Room
- Three Bedrooms
- Two Bathrooms
- Covered Patio stepping down into a Private Garden
- Garage and Driveway Parking
- Zoned for Linden Park Primary School & Glenunga International High School
- Close proximity to Burnside Village
- CT5360/178
- City of Burnside
- Built 1996
- 473sqm Land size

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