



46 Royal Avenue Burnside SA 5066

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\$760.00 per week

Date available: 27 July 2024

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PERFECTLY POSITIONED WITH AWESOME VIEWS !!

Nestled at the end of a cul-de-sac this residence epitomises charm and serenity. With its prestigious address and tranquil foothills ambience, this enchanting 3-bedroom, two-level colonial red brick duplex is a will be well suited to couples or small families.

Situated in a tightly held pocket, this highly desired home offers picturesque outlooks, sensational views, close proximity to the city and first-class eastern suburbs amenities.

Seamlessly integrated with its natural surroundings, the home features exposed stunning wood and brick features throughout, while expansive feature windows captivate skyline views and enchanting sunsets.

The lower level effortlessly adapts to your lifestyle, offering a cosy formal lounge for entertaining, a functional kitchen-dine area, laundry facilities, and a convenient second toilet.

** Prior to occupation the home will have

- New flooring in some rooms
- New window treatments in rooms

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-Landscaping to rear yard

Ascend to the upper level where the master bedroom flaunts the treetop views and beyond. The remaining two bedrooms open out to the deck, basking in spectacular city views across the leafy landscape. Each of the three bedrooms is complemented by a full bathroom, ensuring both comfort and convenience.

This property maximises its enviable locale, boasting proximity to educational institutions and zoned to Burnside Primary and Glenunga International High Schools. Alongside an array of premiere options including St. Peter's Girls, Loreto College, Saint Ignatius and Pembroke.

Embrace the best of both worlds with this picturesque setting offering a retreat to nature, all while being a mere five-minute drive from the vibrant Burnside Village, The Parade Norwood and a myriad of local cafes and restaurants.

Adventure awaits with invigorating hikes along nearby nature trails at Mount Lofty and Waterfall Gully, promising endless weekend explorations, all within an easy commute to Adelaide CBD.

Available to lease from 2nd August

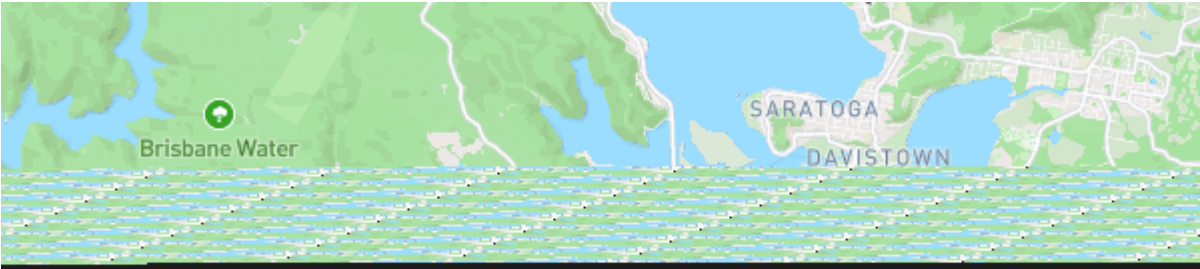
Gallery







Location Map





Don't forget to confirm your inspection by SMS or email

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Why Book with Smallacombe Real Estate Mitcham

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=MA-SMALLACOMBEMITCHAM&uniqueID=fccd6396-aadc-452e-8a8b-8203ccc50c70>