4 CABERNET COURT, BURTON, SA, 5110









SOLD

PERFECT POSITIONING

This charming 3-bedroom family home on Cabernet Court offers the perfect blend of comfort and convenience in the heart of Burton. Situated on a generous 450 square metre block with 117 square metres of thoughtfully designed living space, this property presents an exceptional opportunity for first home buyers, growing families, or savvy investors looking to secure their foothold in the sought-after suburb of Burton.

Step inside to discover a well-appointed home featuring three comfortable bedrooms with built-in wardrobes in the main & second bedrooms. The single bathroom services the home efficiently, being a 2 way bathroom giving you the luxury of an "ensuite" without having to clean a second bathroom, while the spacious lounge area creates the perfect space for family gatherings and relaxation. Modern split system air conditioning ensures year-round comfort, while broadband internet and pay TV access keep you connected to the world.

The heart of this home extends seamlessly to the outdoor entertainment area, where you'll find yourself hosting memorable barbecues and celebrations with family and friends. The fully fenced property provides security and privacy, with the veranda coupling as a carport through gate access.

- Three comfortable bedrooms with built-in storage to 2 Bedrooms
- Open-plan living with air-conditioned comfort
- Outdoor entertainment area perfect for gatherings
- Fully fenced 450m² block with carport parking
- Modern conveniences including broadband and pay TV access
- New Hot water service

Nature enthusiasts will appreciate the proximity to Kaurna Park, an urban wetland reserve featuring the scenic Wodliparri Trail. This beautiful conservation area offers winding walkways and boardwalks through native flora, providing a peaceful escape and educational opportunities about Indigenous Kaurna culture. The park serves as both a recreational space and an important habitat for local wildlife and migratory birds.

Transportation couldn't be more convenient, with Adelaide Metro bus services connecting Burton directly to Paralowie Shopping Centre, Mawson Interchange, and Virginia. This excellent public transport network makes commuting to the city or accessing regional shopping and services

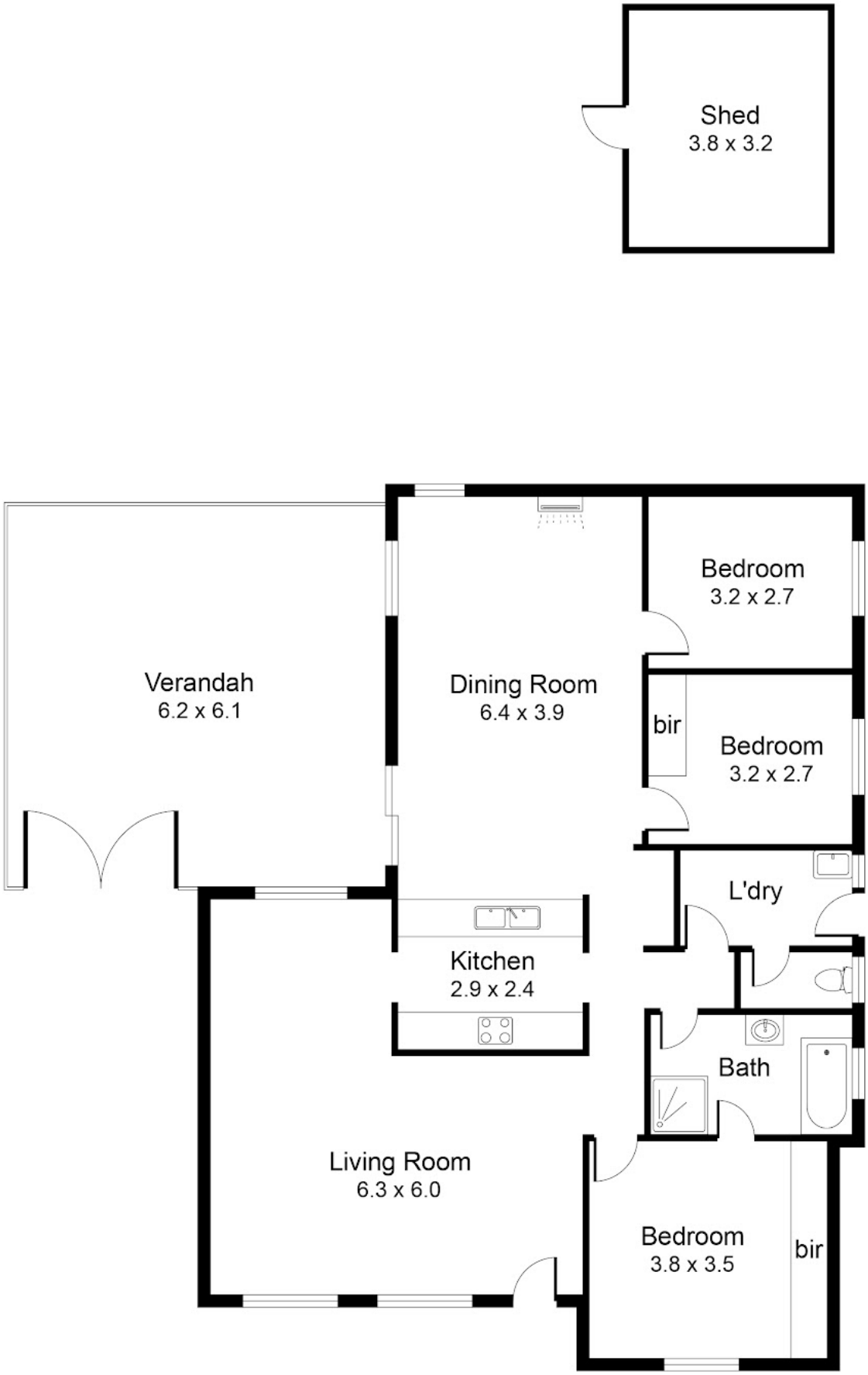
3 BED | 1 BATH | 1 CAR

PRICE:
$640,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measuremants of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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