



## 1 Kangaroo Street, BURRA, SA 5417

### When Location Matters – Charming Cottage in the Heart of Burra

Just a hop, skip, and a jump from shops, cafes, and all the essential services the historic township of Burra has to offer, this charming stone cottage delivers on both convenience and character. Perfect for permanent living, a relaxing weekender, or an ideal base for a bed and breakfast venture.

#### Renovated Stone Cottage – Full of Character & Modern Comforts

The extensive improvements made to this cottage are a true credit to the current owners. Thoughtfully renovated and well maintained, this two-bedroom stone cottage seamlessly blends historic charm with modern convenience.

Step inside and be welcomed by a warm, inviting atmosphere. The stylish modern kitchen features generous cupboard and drawer storage, walk-in pantry, electric cooktop, wall oven, and a central island bench-perfect for home cooks and entertainers alike. There's also ample space for a kitchen table, making it the heart of the home.

A new living area with striking cathedral-style timber ceilings opens to wide wraparound verandahs, creating effortless indoor-outdoor living. Three reverse cycle split systems

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**TYPE:** For Sale

**INTERNET ID:** 300P183234

#### SALE DETAILS

**\$395,000 - \$420,000**

#### CONTACT DETAILS

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ensure year-round comfort, while a separate sitting room provides a quiet retreat.

The home includes two spacious bedrooms plus a versatile study or dressing room. The master bedroom opens directly onto the original front verandah-adding even more character. Two bathrooms and two toilets ensure practicality for residents and guests.

Outside, established gardens surround the home, complemented by a fabulous paved entertaining area-ideal for gatherings or quiet evenings under the stars. Additional features include a double carport, a powered double garage with two roller doors, lighting, and a mezzanine for extra storage.

Period features such as high skirtings, sash windows, and timber ceilings add timeless charm. Sustainability is front of mind, with 2 x 5,000-gallon rainwater tanks, additional modular tanks, a 5.5kW solar system feeding back to the grid, and the option to run the home on either mains or rainwater. Electric hot water adds further practicality.

Lovingly cared for and beautifully presented, this property is a rare gem that combines history, style, and versatility-ready for its next chapter.

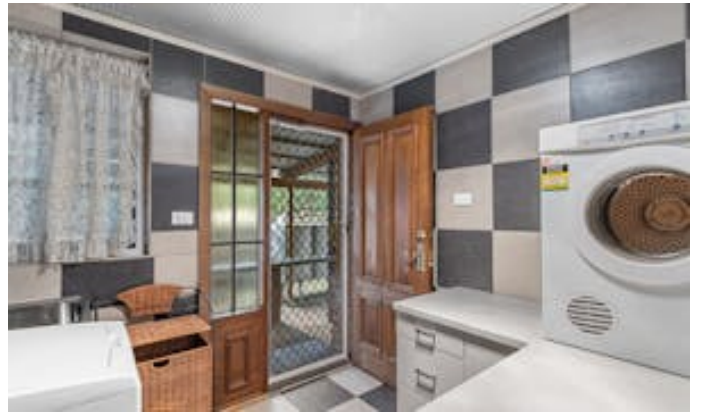
#### Other features: Area Views

- Land Area 1,030.00 square metre
- Bedrooms: 2
- Bathrooms: 2
- Double garage
- Double carport



















Living:	170.06sqm
Verandah:	36.48sqm
Porch:	27.00sqm
Shade Area:	16.00sqm
Carport:	30.00sqm
Garage:	36.00sqm
Total:	315.54sqm

This Drawing is for illustration purposes only.  
All measurements are internal and approximate.  
Details intended to be relied upon should be  
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