



## 12 Queen Street, BURRA, SA 5417

### Bluestone and Roses in the Heart of Burra

Welcome to this treasured family home in the heart of Burra.

A traditional Bluestone Villa within walking distance of market square, the hub of this historic town.

Enter the central hallway and the years disappear, the soaring ceilings with feature pressed metal ceilings lead the way into the 3 main bedrooms, the 4th currently utilised as an office. All rooms feature ornate metal ceilings and ceiling fans, with two having original fireplaces \*\*\* with the master also featuring split system airconditioning.

A cosy winter sitting room also leads off of the main corridor and can double as a thoroughfare to the open plan family living and games room - a later addition, linking the old with the new.

Additions over the years take the journey into the quality kitchen, complete with an abundance of cupboard and bench space, a walk in pantry large enough for the kids to play hide and seek in, quality appliances including an electric plate warmer, as well as an under bench wine fridge.

A full size family dining room link the kitchen and family living - entertaining areas. A slow combustion heater provides warmth and ambiance with split system airconditioning flowing through from the adjoining family area to provide all year round

**TYPE:** For Sale

**INTERNET ID:** 300P194573

#### SALE DETAILS

**\$680,000**

#### CONTACT DETAILS

**Elders Real Estate Clare Valley / Burra**

230 Main North Road

Clare, SA

08 8842 9300

**Alison Ward**

0417 810 791

temperature control.

The family living and entertaining area provides an abundance of space for even the largest of families to enjoy time together.

The essence of this home is centred around family, with space both indoor and outdoor to cater for growing families or extended family get togethers.

An updated bathroom with bathtub, shower and toilet as well as a second toilet and good sized laundry, complete the indoor space.

Step outside and experience everything this inviting outdoor space has to offer. Unwind in the elevated gazebo and hot tub, tend to your own vegetable garden, enjoy the fragrance of stunning roses, or watch the grandchildren play in their very own pirate ship.

Convenient rear access, framed by blooming roses and established hedging, reveals generous parking options with ample space for a caravan and boat. A quality, powered garage with a concrete floor doubles as an excellent entertaining area, complemented by an adjoining carport for additional undercover parking.

An additional older shed provides valuable extra storage, while a separate garden shed is perfect for tools and equipment.

Water

Mains and rainwater supply, easily switched as needed

Titles

Two separate titles

Garden

Fully established grounds with both side and rear access

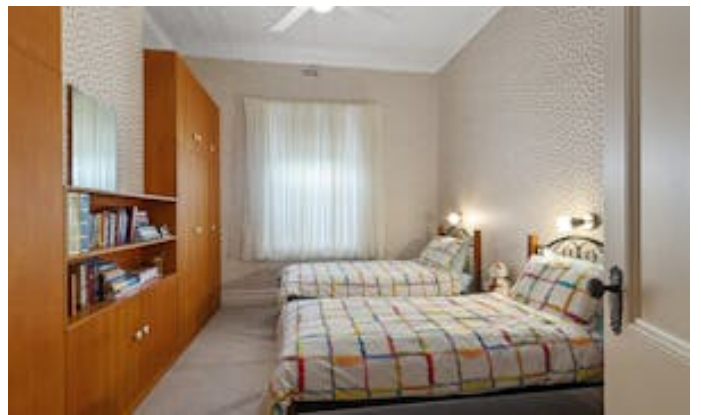
Quality family homes in the heart of Burra are tightly held-don't miss your opportunity.

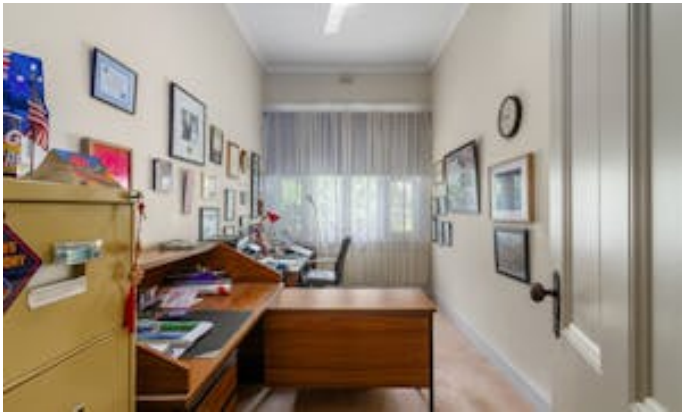
Arrange your inspection today!!!

Other features: Carpeted, Close to Schools, Close to Shops

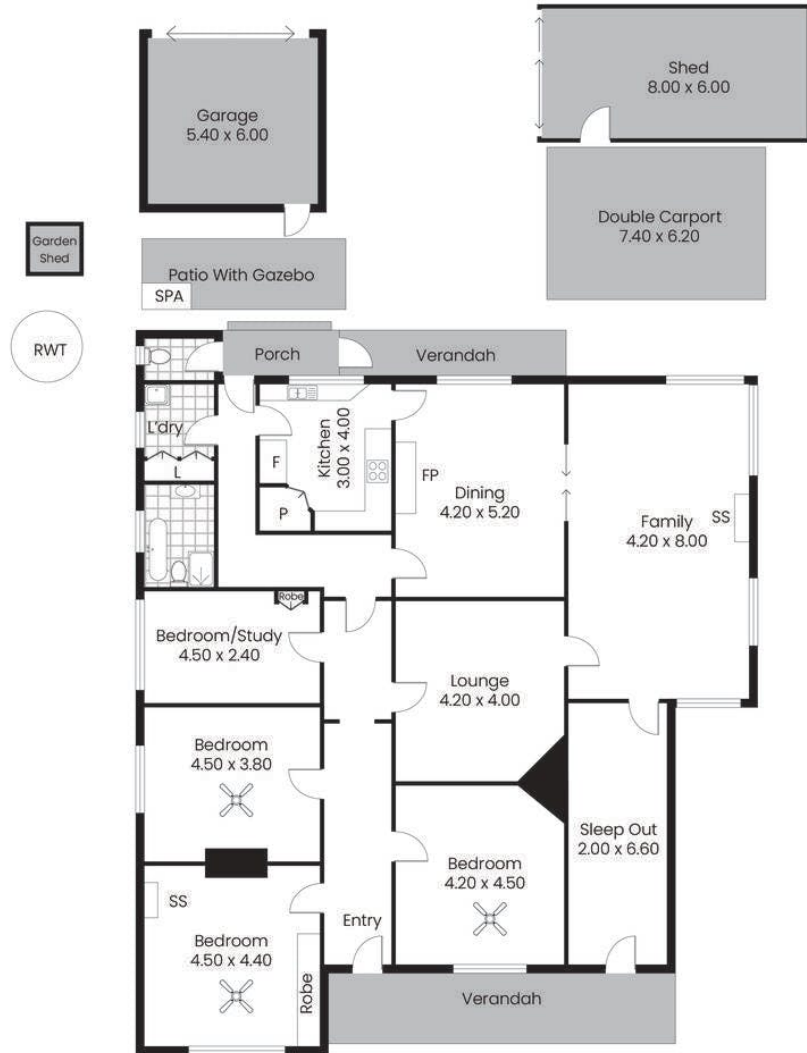
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 4
- Single garage
- Single carport
- Floorboards











Living:	205.70sqm
Verandah:	19.96sqm
Carport/Garage:	78.28sqm
Shed/Patio:	61.50sqm
Porch:	3.00sqm
Total:	368.44sqm

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