

# SCHINELLA.



22 Burns Avenue FULHAM GARDENS SA

4 3 6

This spacious two storey residence offers the perfect blend of formal and informal living and entertaining areas. Classic character features of exposed brick, timber panelling and Tasmanian Oak floors combine with the charm of high ornate ceilings, give this home a desirable ambience of warmth and grandeur!

The paved entrance leads to the undercover patio, with access through double front doors with elegant lead light detailing into a spacious entrance. The foyer features a character timber staircase, decorative lighting and sky light glass windows.

Adjacent the entry is a light filled formal dining room

[For full version visit the website](https://www.schinellaproperty.com.au)

**Type** : House  
**Building Size** : 44 sqm  
**Land Size** : 700 sqm  
**View** : <https://www.schinellaproperty.com.au/6302155>



**Pat Schinella**  
08 8294 4484

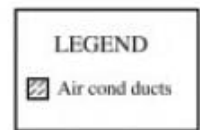
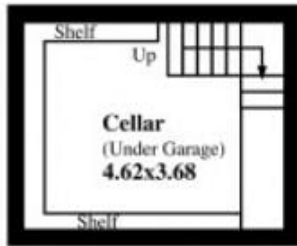
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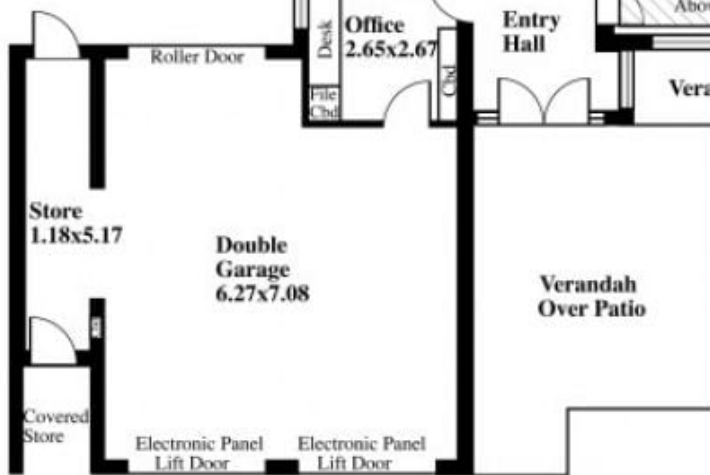
## 22 Burns Avenue, Fulham Gardens

*This drawing is for illustration purposes only  
(Drawing is not to scale)*

The drawing and the information contained is not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.



GROUND LEVEL



UPPER LEVEL



### ESTIMATE OF AREA

HOUSE

GROUND LEVEL 236.56 Square metres/ 25.42 Squares

(Including Garage Under Main Roof)

UPPER LEVEL 92.66 Square metres/ 9.96 Squares

GARAGE/

KITCHEN 57.87 Square metres/ 6.22 Squares

CELLAR 21.36 Square metres/ 2.29 Squares

TOTAL 408.45 Square metres/ 43.89 Squares