

10 Bradford Avenue, Salisbury Heights, SA 5109

Boffo

House For Sale

Thursday, 28 March 2024

10 Bradford Avenue, Salisbury Heights, SA 5109

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 305 m2

Type: House



Mark Fricker
0413000845



Tim Dennis
0428909228

Auction \$590,000

Auction Location: On Site Open Inspections commencing 6th April 2024. Experience the pinnacle of contemporary family living with this meticulously crafted residence, tucked away on a 305sqm (approximate) allotment within a serene cul-de-sac. Seamlessly fusing stylish design with practical functionality, this home presents an open-plan layout that fosters harmonious living. Positioned in a sought-after location and boasting ample space, this property caters to the diverse needs of discerning buyers. Whether you're a growing family in search of room to thrive, first-time homeowners embarking on a new journey, entertainers longing for a chic setting to host gatherings, or young couples envisioning a cozy retreat, this home effortlessly fulfills every requirement. Embrace the versatility offered by this home, with the option to customise it to your liking. Choose between three bedrooms and two living areas or opt for four bedrooms and one expansive living space – a simple adjustment that allows you to tailor the layout to suit your lifestyle seamlessly. Every corner of this residence exudes sophistication, boasting premium fixtures and fittings that ensure a move-in ready experience with no compromises. Your dream family home awaits, offering the perfect blend of elegance and practicality in an idyllic setting.

Features that make this home special:- Elegant rendered facade with decked porch- Master bedroom including bedside feature lighting, ceiling fan, walk in robe and private ensuite, featuring; semi-framed shower, mixer taps and tiled ledge- Generous sized bedrooms 2 & 3, both with built in robes- Spacious second living room with ceiling bulkhead - Light filled open plan living/dining area- Modern kitchen featuring 40mm Essastone benchtop, 900mm cooktop (gas) & rangehood, stainless steel appliances, dishwasher, breakfast bar and a combination of glass and window splashback- Sparkling main bathroom with tiled niche to shower- Separate toilet for convenience- Private laundry with built in cupboard and free-standing trough- Ducted reverse cycle air conditioning- Pitched pergola to rear entertaining area with decked flooring- Low maintenance yard with Astro Turf and paving to side yard- Single garage with automatic roller door, including internal access to entry way and rear access to yard- Currently tenanted until February 2025 for \$540.00 per week Additional features:- 2.7m high ceilings- Niche to entry way- Timber laminate flooring throughout exc. Bedrooms and Living- LED feature pendant above kitchen breakfast bar- Feature wall cladding to bedroom 2

Please note: Photos utilised in the advertising are from a previous period and do not reflect the current presentation. Ideally located in a quiet no through road and surrounded by many other quality-built homes. In close proximity to a variety of primary and secondary schools and public transport options. Only a short walk to the open spaces of many parks including Canterbury Drive & Jenkins Reserve. All of this and just a short drive to all of the shopping and entertainment that the impressive Saints Shopping Mall has to offer. This opportunity is not to be missed! All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174