

12/109 Bolivar Road, Burton, SA 5110



House For Sale

Saturday, 18 November 2023

12/109 Bolivar Road, Burton, SA 5110

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 131 m2

Type: House



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Auction 10th of December at 11:45am (USP)

Perfectly positioned at the rear of a group of 14 similar quality homes, this exciting new release offers 3 spacious bedrooms and open plan living across a refreshing contemporary design. An automatic sliding gate to the community entrance will provide comfort and peace of mind when you're at home or away, while a pleasant botanic outlook to the neighbouring rural property offers a tranquil and peaceful every day lifestyle. Sleek tiled floors, fresh neutral tones and ample natural light flow throughout the living areas, creating a bright contemporary ambience, enhanced by generous natural light. Relax in a spacious combined living/dining room where a bright modern kitchen seamlessly integrates. Cook in style and comfort with stainless steel appliances, crisp white cabinetry, tiled splash backs, island breakfast bar, double sink and ample cupboard space. Step outdoors and enjoy the serenity of a large lawn covered backyard courtyard. There's plenty of space for the kids to play and ample room for any future outdoor living improvements, (subject to current council and zoning regulations). All 3 bedrooms are well proportioned all offer fresh timber grain floating floors and robe amenities. The main bedroom features a walk-through robe and modern ensuite bathroom. Bedrooms 2 and 3 both provide built-in robes. A clever 3 way bathroom with open vanity will cater for both residents and guests, while a walk-through laundry completes the interior. Ducted reverse cycle air-conditioning will ensure your year-round comfort, while a single garage with auto roller door provides secure accommodation for the family car. A fabulous start-up opportunity or an intriguing investment option that will be well received by the market. Briefly: * Contemporary courtyard home in gated community group of 14 * Ideal position at the rear of the group with outlook to neighbouring rural properties * Sliding gate to the community entrance * 3 spacious bedrooms and open plan living * Sleek tiled floors, fresh neutral tones and ambient natural light * Generous open plan living/dining room with kitchen overlooking * Kitchen features stainless steel appliances, crisp white cabinetry, tiled splash backs, island breakfast bar, double sink and ample cupboard space * Spacious lawn covered rear courtyard with ample room for kids and pets * All 3 bedrooms of generous proportion, all with crisp floating floors and robe amenities * Bedroom 1 with walk-through robe and ensuite bathroom * Bedrooms 2 & 3 with built-in robes * Clever 3 way bathroom with open vanity * Walk-through laundry with exterior access * Single garage with auto roller door and interior access * Room to park 2 additional vehicles in a long driveway * Ducted reverse cycle air-conditioning * Instant gas hot water service * 2.4m ceilings Located close to public transport, (bus stop at front of the group), and near by the recreational advantages that the City of Salisbury offers. The Kaurna Wetlands & Lake Windermere Reserve and Playground are both within walking distance, ideal for the younger family. Springbank Plaza Shopping Centre, Paralowie and Parabanks Shopping Centre are all within easy reach, both providing quality shopping facilities. Local primary schools include Lake Windermere School, Burton Primary School, Riverdale Primary School, Temple Christian College and the zoned Paralowie R-12 School. Council Rates: \$1,179.80 Water Rates: \$186.83 No Easements Please note that this property is currently tenanted. See tenancy details below; Current Rent: \$400 per week Lease Type: Fixed Lease End Date: 13/12/2023 For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. DISCLAIMER: We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570