

2/109 Bolivar Road, Burton, SA 5110



House For Sale

Wednesday, 12 June 2024

2/109 Bolivar Road, Burton, SA 5110

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 286 m2

Type: House



Justin Irving
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Damanjeet Singh
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Auction price guide \$449,000

Ray White Salisbury is proud to present 2/109 Bolivar Road, Burton. **THE LOCATION:** The home is nestled within the City of Salisbury, offering residents a convenient and well-connected suburban lifestyle. In close proximity to parks and facilities, the Springbank Boulevard Reserve and Playground are just around the corner and within walking distance. With Springbank Plaza just a short walk away, residents have easy access to shopping facilities, making errands and retail therapy a breeze. Families will benefit from the easy access to quality schooling with Burton Primary School conveniently situated just across the road, making school runs stress-free. Additionally, the nearby Goodstart Early Learning Burton ensures early childhood education is easily accessible. The proximity to Edinburgh Defence Precinct and Lyell McEwin Hospital offers peace of mind with accessible services within the vicinity. The home boasts convenient public transport options with a convenient bus stop at the end of the street, or for those commuting to Adelaide's CBD, the short drive to the Northern Connector creating seamless city access for work or leisure. **THE RESIDENCE:** Step inside this thoughtfully designed home to discover a spacious open-plan living, dining, and kitchen area adorned with ducted heating and cooling, sleek tiling and modern downlights. The kitchen features state-of-the-art appliances including a stainless steel oven, rangehood and gas cooktop. The residence comprises three generously sized bedrooms, The Master Suite features a walk in robe and ensuite, while two other two rooms are equipped with built-in robes and roller blinds for added convenience. The main bathroom is conveniently central to all living areas and has a separate toilet and powder room design. The laundry has access to the side yard, while the true showstopper of this home is the rear yard. The low maintenance paving with a pitched roof pergola creates a perfect outdoor entertaining space. There is also a single car garage for secure vehicle storage plus a driveway for extra off street parking. **FEATURES:** • Modern 2016 Build • Garage for Secure Vehicle Parking • Modern and Conveniently Central Bathroom • Three Spacious Bedrooms with Built-In Robes • Spacious Open-Plan Living, Dining, and Kitchen Area • Ducted Heating and Cooling For Year-Round Comfort • Outdoor Entertaining Oasis With Pitched Roof Pergola • State-Of-The-Art Kitchen with Stainless Steel Appliances and Ample Storage Space

Now is the time to begin your new lifestyle in the suburb of Burton. Please contact Justin Irving, all enquiries welcome. **Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.