

2/5 Duberal Avenue, Salisbury East, SA 5109



Other For Sale

Monday, 22 January 2024

2/5 Duberal Avenue, Salisbury East, SA 5109

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Other



Rajwant Singh
0433880085



Ryan Stapleton
0870785802

Auction On-Site Saturday 10th February 12:30PM

Nestled in the serene enclave of Salisbury East, 2/5 Duberal Avenue presents a modern masterpiece that seamlessly blends comfort and style. As you approach, notice the quiet charm of the neighbourhood, setting the tone for a peaceful living experience. The contemporary facade is a prelude to the exquisite interior that awaits. Step inside to discover a thoughtfully designed, open-plan layout, where the spacious kitchen takes centre stage. Equipped with a breakfast bar, gas stove, and dishwasher, it's a culinary haven for both seasoned chefs and aspiring home cooks. The butler's pantry adds an extra touch of luxury and convenience, ensuring seamless organization and functionality. The master bedroom is a haven featuring a walk-in robe and stunning ensuite, while built-in robes adorn the other bedrooms, providing ample storage solutions. The tiled main bathroom has a soaking bathtub, glass dual headed shower, toilet, and vanity storage for a touch of sophistication. The adjoining laundry room provides abundant storage and bench space, with garage access for practical living. The interior boasts a chic fusion of elegance and practicality, with laminate floorboards gracing every corner, while reverse cycle ducted cooling and heating ensures comfort year-round. Venture outdoors to the low-maintenance backyard, where an alfresco area waits for delightful outdoor entertaining. The connecting garage features tiled floors, backyard and internal access, with auto panel lift doors, ensuring a secure parking experience. The sealed front yard and driveway with secure fence lockup, ensures both privacy and safety. This modern new build is not just a home; it's a lifestyle. Immerse yourself in the natural beauty of the nearby Cobler Creek Reservation Park, enjoy recreational activities at Manor Farm Oval, and shop conveniently at Foodland just a short drive away. Salisbury Shopping Centre, with its array of amenities, is also within easy reach. Embrace the epitome of modern living at 2/5 Duberal Avenue: a home that effortlessly combines luxury, functionality, and a coveted location.

Property Features:

- Three-bedroom and two-bathroom home
- The master bedroom has a walk-in robe and a private ensuite with floor-to-ceiling tiles, open glass shower, toilet, and vanity storage
- The minor bedrooms both have built-in wardrobes
- Open plan family, meals, and kitchen area with two sliding doors to the backyard
- The kitchen has a breakfast bar, built-in gas stove, dishwasher, marble splashback tiles, sleek black and white cabinetry, and a walk-in butler's pantry with ample storage and bench space
- The bathroom has floor-to-ceiling tiles, a bathtub, glass dual headed shower, toilet, and vanity storage
- Internal laundry room has ample storage and bench space with garage access
- Reverse cycle ducted air conditioning system
- Laminate floorboards throughout the home
- Enclosed alfresco entertaining area with gas connection
- Tidy and secure backyard with lawn space and a rainwater tank
- Single car garage with auto panel lift door, backyard and internal access, and tiled floors throughout
- Sealed front yard with ample parking available and secure fenced lock up
- Modern new build in a great location
- Keller Road Primary School is only three minutes away

Schools: The nearby unzoned primary school is Keller Road Primary School, Madison Park School, Gulfview Heights Primary School, Brahma Lodge Primary School, and Para Hills West Primary School. The nearby zoned secondary school is Salisbury East High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | SALISBURY Zone | GN - General Neighbourhood Land | 271sqm (Approx.) House | 180sqm (Approx.) Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa