

2 Joan Court, Burton, SA 5110

House For Sale

Tuesday, 28 November 2023



2 Joan Court, Burton, SA 5110

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 641 m2

Type: House



Nik Ilic

0421162383



Andrew Mayne

0434973204

Auction On-Site Saturday 16th December 10:00AM

Discover the perfect blend of comfort and style in this three-bedroom, one-bathroom haven. Polished timber floors usher you into a recently updated home where modern conveniences meet classic warmth. Ducted air-conditioning, coupled with split-air-conditioning in the living area, ensures year-round comfort. The heart of the home, a spacious kitchen, boasts ample benchtop & storage space, gas cooking, a walk-in pantry, space for a dishwasher and a long island breakfast bar for culinary creations. A stylish bathroom beckons with a rain showerhead provides a serene start to your day. Plus there's an additional separate toilet for convenience. The bedrooms offer cozy retreats, with the master bedroom enjoying a garden-view window and built-in wardrobe. The front lounge room provides for formal gatherings with friends, and the additional family room offers a casual space to unwind with the family. Step onto the large, covered verandah just off the living area, an ideal space to extend effortless entertaining and BBQ gatherings. The property is thoughtfully equipped with an internal laundry room, a security system, roller shutters, and a secure single carport with a roller door. The established garden, adorned with tropical trees, pathways, lawns, and a powered garden shed, offers ample room for children and pets to play. Nestled in a quiet cul-de-sac opposite Janine Drive Reserve, convenience is key with Springbank Plaza, local schools, and shops within easy reach.

Property Features:

- The master bedroom has a built-in wardrobe
- Front lounge and dining room with split system air conditioner
- Additional family room with outdoor access
- The kitchen has a walk-in pantry, breakfast bar overlooking the family room, a skylight, a gas stove, space for a dishwasher, and ample white cabinetry
- The bathroom has floor-to-ceiling tiles, vanity storage, and a toilet, with an additional separate toilet for convenience
- Laundry room with backyard access for practicality
- Evaporative ducted air conditioning for the warmer months
- External roller shutters on the front facing windows
- Security system for peace of mind
- Large entertaining verandah in the spacious, grass filled backyard, with establish greenery
- Garden shed for storage in the rear yard with power connection
- Landscaped, gated front garden, with extra parking in the driveway and on the gravel space
- Single carport for secure parking with auto roller door

Burton Primary School is only two minutes away. The nearby zoned primary school is Burton Primary School. The nearby unzoned primary schools are Lake Windemere B-6 School, Paralowie School, and Salisbury North Primary School. The nearby zoned secondary school is Paralowie School. The nearby unzoned secondary school is Kurna Plains School.

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.

RLA 322799

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 | 641sqm (Approx.) House | 158.6sqm (Approx.) Built | 1988 Council Rates | \$1182 pa Water | \$153 pq ESL | \$193 pa