

25 Bradford Avenue, Salisbury Heights, SA 5109



Sold House

Monday, 9 October 2023

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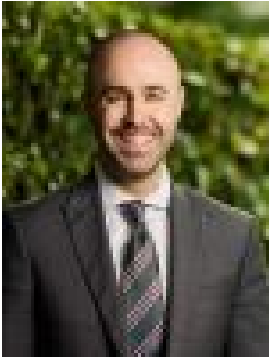
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 334 m2

Type: House



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\$679,000

Delightfully nestled near the verdant parks and sporting facilities of Salisbury Heights, this exciting 2023 build courtyard residence boasts 3 spacious bedrooms and 2 separate living areas, ideal for the younger growing family or the perfect investment solution to your portfolio. Enjoy the contemporary comfort of thoughtful architecture that flows effortlessly throughout the modern design. Sleek hybrid timber look grain flooring, fresh neutral tones and LED downlights create a refined interior that typifies today's modern homes. Relax in a spacious living room at entrance level, the perfect spot for the telly or a great area for your personal pursuits. Step on through and enjoy open plan living in a combined family/dining room where a bright modern kitchen seamlessly integrates. Cook in comfort and style in a bright modern kitchen, feature packed with stylish amenities including stone look bench tops, stainless steel appliances, crisp modern cabinetry, double sink, wide breakfast bar and ample cupboard space. There is plenty of room for the kids to play on a generous lawn covered rear yard. All 3 bedrooms offer fresh quality carpets and are generous in size. The master bedroom offers space to accommodate a king bed and boasts a walk-in robe and ensuite bathroom. Bedrooms 2 and 3 both feature built-in robes with mirror panel doors. A bright main bathroom with separate bath and shower, separate toilet and clever walk-through laundry with exterior access provide functional and appealing amenities. A double garage with auto panel lift door will securely accommodate your valuable family cars and there is extra parking available in an impressive exposed aggregate driveway. Ducted reverse cycle air-conditioning will ensure your year-round comfort, while security roller shutters to the street provide both climatic relief and peace of mind. Briefly: * Sleek hybrid timber look floors, fresh neutral tones and LED downlights * Spacious living room at entry-level, perfect for the TV, ideal for receiving your guests * Light filled family/dining room with kitchen overlooking * Kitchen features stone look bench tops, stainless steel appliances, crisp modern cabinetry, double sink, wide breakfast bar and ample cupboard space * Lawn covered backyard with ample room for kids and pets * Bright main bathroom with separate bath and shower * Separate toilet * Walk-through laundry with exterior access door * Double garage with auto panel lift door and direct interior access * Exposed aggregate front paths and driveway * Ducted reverse cycle air-conditioning * Water tank/pump plumbed into the house * Lock-up and leave allotment with security roller shutters to the street The zoned schools are Salisbury Heights Primary School and Salisbury East High School. Quality shopping can be found at Para Hills Shopping Centre, Golden Grove Shopping Centre and the Gepps Cross Lifestyle shopping Precinct further afield. The local area has many reserves and recreational open spaces with The Canterbury Drive Reserve, Dog Park, BMX track, playground, tennis court and open space just around the corner. Local sporting and social clubs include Para Hills Soccer, Community, Bowling and Tennis Clubs. 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 | 334sqm (Approx.) House | 147sqm (Approx.) Built | 2023 Council Rates | \$1332.50 pa Water | \$TBC pa ESL | \$211.9 pa