

32 Mallett Avenue, Brahma Lodge, SA 5109

House For Sale

Monday, 22 April 2024

32 Mallett Avenue, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 572 m2

Type: House



Greg Bolto

0400354255

Contact Agent

Well located and amid homes of a similar Circa 1977. The immediate location is ideal for young families, a quiet neighborly environment where you will enjoy living. Walking distance to local parks Cockburn Green and Brahma Lodge Oval. Schools nearby with Brahma Lodge Junior Primary and Salisbury East High school + Thomas more Catholic College. The home was built by Hickinbotham Homes, the allotment has a frontage of 19.20 metres in width and offers a generous back yard. Stepping into the homes entry foyer and into the separate lounge room. The lounge room is North facing and captures ample natural sun light keeping this room bright throughout the day, The lounge room has both a gas wall heater and a wall unit air-conditioner. More recently ducted evaporative air-conditioning has been installed with all main rooms enjoying air-conditioning over summer. The kitchen is next to the lounge room, offering ample cupboard storage space and bench area for meal preparation. A gas upright stove for cooking. There are three bedrooms, bedrooms two and three each have a built in robe with mirrored doors. Bedroom one is located at the rear of the home. All bedrooms are conveniently positioned near the bathroom and the separate toilet. The tiled bathroom has been updated approximately 10 years ago. The bathroom has a separate bath, a shower alcove and a vanity unit. The laundry is separate and it has its own external access door to the rear yard. A double driveway leads to a double lock up undercover carport that offers drive through access to the rear yard. The back yard will lend itself for further establishment, room for a big garage, a pool or just lawn and additional garden area. A garden shed is tucked in one corner of the yard, the rear fence has recently been replaced with colour bond and its approximately 2 metre high so privacy is guaranteed. An instant gas hot water unit ensures you'll never run out. All the old galvanized water pipes have been replaced with copper piping. This property is offered for sale by public auction on site the 11th day of May at 1.30pm. Bidders registrations commence from 1pm. Terms and conditions of the auction will be displayed three business days prior to the day of auction at 685 Port Rd Woodville Park, or emailed upon request and a further thirty minutes on display the day of auction. Sales deposit. The sum off \$10,000.00 must be paid on the day of auction by eft and the balance of the sale deposit paid by the 13th May 2024 by eft to Harcourts Property People trust account.