

**36A Bishops Avenue, Alberton, SA 5014**

**HARRIS**

**House For Sale**

Tuesday, 2 April 2024

36A Bishops Avenue, Alberton, SA 5014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 241 m2**

**Type: House**



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## Contact Agent

Built in 2021 this light bright modern courtyard home is the perfect example of low maintenance living. Enjoying an abundance of natural filtered light via large windows all round that when mixed with the bright neutral decor creates a warm, comforting living environment. High quality rich timber flooring throughout adds to the low maintenance vibe while bringing a pleasing natural aesthetic. High end finishes to all surfaces and black accents throughout blend with the flooring perfectly and add a timeless feel to the homes decor. The 3 generous bedrooms are well separated from the living area while remaining close to facilities. Main bedroom sits at the front of the home and boasts both a walk through wardrobe and well appointed ensuite while bedrooms 2 and 3 both feature 100% block out blinds. At the rear of the home the open living space hosts the kitchen, dining and lounge room keeping everyone connected at mealtimes and creating a great lifestyle area for a family, couple or a single. A large 4 burner gas stove and island bench featuring a double sink are both surrounded by excellent preparation area making meal time a breeze. Huge sliding glass doors open this area up to the private rear yard where a further paved seating area awaits. Complete with deep green lawn and perennial plants this space creates a personal oasis and a great place to sit and relax or entertain while the dog and kids play. Beautifully finished with high ceilings and doors throughout, downlights and ducted reverse cycle air conditioning and a lock up garage for your pride and joy, this private and secure home is easily one of the nicest courtyard's on the local market. A great find at this price range and a wise investment in a sought after suburb approximately 12kms from the CBD and only 5kms from Semaphore beach this home represents a rare opportunity for a savvy buyer. Destined to sell fast this perfect 3 bed courtyard is ready for your offer now and will not be going to auction. For further information feel free to call Nick anytime. Specifications: CT / 6235/266 Council / Port Adelaide Enfield Zoning / GN Built / 2021 Land / 241m<sup>2</sup> (approx) Frontage / 7.64m Council Rates / \$1092.20pa Emergency Services Levy / \$127.10pa SA Water / \$151.70pq Estimated rental assessment / \$570 - \$620 per week / Written rental assessment can be provided upon request. Nearby Schools / Alberton P.S, Pennington School R-6, Westport P.S, Hendon P.S, Le Fevre Peninsula P.S, Woodville H.S. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069