

4/12 Dansie Crescent, Brahma Lodge, SA 5109



Other For Sale

Monday, 8 January 2024

4/12 Dansie Crescent, Brahma Lodge, SA 5109

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Other



Reece Pilgrim
0437776409

Auction In-Room Tuesday 30th January 5:30PM

Low maintenance modern living takes the cake in this family-friendly pocket of the north where open-plan entertaining and a comfy 3-bedroom footprint meets everyday lifestyle ease with schools and leafy reserves right around the corner for the picture-perfect start you've been searching for. Whether you're a first-time buying couple or quickly growing family, you'll find light-filled bliss in the combined kitchen, dining and living zone, and where a glass slider opens to a lovely alfresco delivering effortless indoor-outdoor entertaining potential. With a blend of beautiful floating timber floors and durable tiling, crisp white interior, as well as a designer foodie's kitchen ready to whip-up delicious mid-week meals or host fun-filled get-togethers with friends - 4/12 Dansie Crescent offers instant, house-proud appeal. The well-conceived floorplan enjoys a spacious master bedroom at entry complete with built-in robes and clever ensuite access to the 2-way main bathroom spilling with natural light and featuring separate shower and bath, while two more ample-sized bedrooms also with built-ins and ceiling fans capture all your household needs and comforts. Quietly positioned alongside three other modern homes on this residents' only street, walking distance to Edge Early Learning and Brahma Lodge Primary for stress-free starts to your day, and a quick 4-minutes to Parabanks for all your shopping essentials, cafés and weekend entertainment in the one place, this delightful property promises a bright future from the get-go.

FEATURES WE LOVE

- Free-flowing open-plan kitchen, dining and living combining for one great social hub seamlessly extending to the all-weather alfresco
- Modern chef's zone flush with timber-look cabinetry and cupboards, good bench top space, subway tile splashback and gleaming stainless appliances
- Generous master bedroom featuring tall windows, ceiling fan, BIRs and ensuite access the light and bright main bathroom with separate shower, bath and adjoining WC and powder area
- 2 more ample-sized bedrooms, both with handy BIRs
- Practical laundry with storage, split-system AC in main living, secure carport with auto roller door and neat, leafy frontage

LOCATION

- A welcome stroll to both Edge Learning Centre, Brahma Lodge Primary and a range of leafy parks, playgrounds and reserves
- Close to great public transport options including the Chidda Train Station to zip you further north or to Adelaide CBD in a flash
- Only 4-minutes to bustling Parabanks for all your daily shopping needs, cafés and weekend entertaining options

Please note this auction is an In Room Auction and will take place at our office on Level 2/431 King William Street, Adelaide, SA, 5000. Registrations for the event will begin at 5:30PM followed by the auction commencement at 6:00PM

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 | SAC - Suburban Activity Centre Land | 237sqm (Approx.) House | 118.9sqm (Approx.) Built | 2010 Council Rates | \$1,179.45 pa Water | \$153.7pa ESL | \$179.50 pa