

5/109 Bolivar Road, Burton, SA 5110



House For Sale

Tuesday, 21 November 2023

5/109 Bolivar Road, Burton, SA 5110

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 286 m2

Type: House



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Auction Sunday 10th of December at 11am (USP)

Perfectly positioned in a peaceful gated community group, this delightful 3 bedroom home offers the perfect opportunity for 1st home buyers and younger families to enter the market, or a wise investment opportunity for shrewd entrepreneurs looking for generous returns, low maintenance upkeep and easy rent-ability. Sleek tiled floors & fresh neutral tones flow throughout the living areas, where a generous combined living/dining room offers a bright and comfortable space for your everyday living. A refreshing modern kitchen seamlessly integrates within the living area, offering the chef the full view over the family room, perfect for those with younger children and ideal for entertaining as you cook. The kitchen features stainless steel appliances, crisp timber grain cabinetry, tiled splash backs, island breakfast bar, double sink and ample cupboard space. Natural light gently infuses through north facing windows, enhancing the contemporary ambience. A generous lawn covered rear yard offers plenty of space for the kids to play, pets to roam and space for those who enjoy the garden. There is ample room for any future outdoor living improvements, so get creative and plan your new alfresco space, (subject to current council and zoning regulations). All 3 bedrooms are well proportioned all offer fresh timber grain floating floors and robe amenities. The main bedroom features a walk-through robe and modern ensuite bathroom. Bedrooms 2 and 3 both provide built-in robes. A clever 3 way bathroom with open vanity will cater for both residents and guests, while a walk-through laundry completes the interior. Ducted reverse cycle air-conditioning will ensure your year-round comfort, while a single garage with auto roller door provides secure accommodation for the family car. The perfect opportunity to start out in style or a wonderful investment option with easy care maintenance. Briefly: * Modern courtyard home in gated community * Sliding gate to the community entrance * Nestled amongst other similar homes in the family friendly locale * 3 spacious bedrooms and open plan design * Sleek tiled floors, fresh neutral tones and ambient natural light * Generous open plan living/dining room with kitchen overlooking * Kitchen features stainless steel appliances, crisp timber grain cabinetry, tiled splash backs, island breakfast bar, double sink and ample cupboard space * Spacious lawn covered rear courtyard with ample room for kids and pets * All 3 bedrooms with crisp floating floors and robe amenities * Bedroom 1 with walk-through robe and ensuite bathroom * Bedrooms 2 & 3 with built-in robes * Clever 3 way bathroom with open vanity * Walk-through laundry with exterior access * Single garage with auto roller door and interior access to the home * Room to park 2 additional vehicles in a long driveway * Ducted reverse cycle air-conditioning * Instant gas hot water service * 2.4m ceilings Located close to public transport, (bus stop at front of the group), and near by the recreational advantages that the City of Salisbury offers. The Kauria Wetlands & Lake Windermere Reserve and Playground are both within walking distance, ideal for the younger family. Springbank Plaza Shopping Centre, Paralowie and Parabanks Shopping Centre are all within easy reach, both providing quality shopping facilities. Local primary schools include Lake Windermere School, Burton Primary School, Riverdale Primary School, Temple Christian College and the zoned Paralowie R-12 School. Council Rates: \$1,179.80 Water Rates: \$186.83 No Easements For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570