

5 Ruby Street, Brahma Lodge, SA 5109



House For Sale

Wednesday, 12 June 2024

5 Ruby Street, Brahma Lodge, SA 5109

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 730 m2

Type: House



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Saturday 29th June 1:00pm (USP)

Delightfully located in a peaceful, family friendly street, positioned perfectly on a generous 727m² allotment, this original solid brick residence has been upgraded and modified to offer up to 4 spacious bedrooms and 2 bathrooms across a traditional solid brick design. Ideal for the growing or extended family residence offers room to move in space to grow. Security roller shutters to all main windows will ensure your comfort and peace of mind when you are at home or away while ducted evaporative cooling and a gas wall furnace ensure your climatic comfort all year-round. Ambient natural light and fresh neutral tones and create a comfortable everyday decor that flows effortlessly throughout the home. Relax in a generous living room with hard wearing carpets and ceiling fan, or step on through to a tiled kitchen/dining room where solid timber cabinetry, stainless steel appliances, double sink, stone look bench tops and ample cupboard space create a comfortable cooking environment. The main home features 3 large bedrooms, all with ceiling fans and floating floors. Bedrooms 1 and 2 both have built-in robes with mirror panel doors. A bright main bathroom, separate toilet and walk-through laundry complete the interior. Outdoors offers a detached granny flat where a comfortable kitchen/dining area features double sink free gas stove and ample cupboard space and a separate bedroom with ensuite bathroom offers ample room for the elderly, teenagers or the growing family. A large back yard provides plenty of space for the kids to play, ample shedding for your outdoor storage and plenty of room for those who enjoy the garden. A 6.5 kW solar system and 3 rainwater tanks add the final touches to a fabulous family home that will appeal to those starting out, settling in and looking for room to move. Briefly: * Upgraded solid brick home on generous 730m² allotment * Great opportunity for affordable large allotment living * Security roller shutters to all the main windows * Large living room with ceiling fan, hard wearing carpets and gas heater * Combined kitchen/dining offers ceiling fan, tiled floors and ample natural light * Kitchen features solid timber cabinetry, stainless steel appliances, double sink, stone look bench tops and plenty of cupboard space * 3 spacious bedrooms to the main home, all with floating floors and ceiling fans * Bedrooms 1 and 2 with built-in robes (mirror panel doors) * Bright main bathroom with separate bath and shower * Walk-through laundry with exterior access * Full width rear verandah overlooking large backyard * Detached granny flat with kitchenette and bathroom * Oversized single lock-up carport with roller door * 2 outdoor storage sheds and plenty of garden space * Ducted evaporative cooling system * 6.5 kW solar system * 3 rainwater tanks

What a great location for the growing family. The Brahma Lodge Oval is just around the corner with generous open space upgrades happening now to the playground. Walk to Salisbury East High and Brahma Lodge Primary or favour Salisbury Downs Primary School, Thomas More College, Salisbury High School or Paralowie R-12 School, all in the local area. Parabanks Shopping Centre including Hoyts Cinemas is nearby for a quality shopping experience and entertainment along with The Salisbury Interchange providing public transport to the city and the north. The Salisbury North Wetlands with the Little Para River Linear Park is also in the local area providing a great place for general recreation and exercise, along with the Penfield Golf Club, the Little Para Golf Course and the Salisbury Football Club. 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 326547