

8 Eastview Street, Brahma Lodge, SA 5109



Other For Sale

Friday, 5 April 2024

8 Eastview Street, Brahma Lodge, SA 5109

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Type: Other



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Auction Saturday 27th April 1:45pm (USP)

Delightfully nestled on a generous traditional allotment of 910m², this extensive family home offers 5 spacious bedrooms and 4 separate living areas across a massive free-flowing design. If you have an extended or growing family, then this could be the housing solution for you. A large double garage and drive-through lock up carport will cater for the vehicle enthusiast and everyday parking, while a generous 23 panel solar system ensures your energy bills are always low. Relax in formal or casual comfort with a large formal living room and adjacent combined dining/family room where a generous solid timber kitchen overlooks. The kitchen features ample bench space, double sink, breakfast bar, functional appliances and tiled splash backs. For your more casual and everyday entertainment a large games room with built-in bar provides more than half space for the growing or extended family. Split system air-conditioning will ensure your year-round comfort while a bespoke timber panelled roof adds an exciting character essence. The home keeps on giving with an additional rumpus room adjacent the games area. Natural light gently infuses through generous window placements. Utilise this area as a 4th living space or make it an ideal and functional 6th bedroom. Step outdoors and embrace the large drive-through carport with auto panel lift door, perfect for the car collector or hobbyist. Secure central courtyard is a great place for the kids to play while a double garage/workshop is ideal for the collector or hobbyist. All 5 bedrooms are well proportioned all provide quality amenities. The master bedroom features a split system air-conditioner and ensuite bathroom. Bedrooms 2, 3 and 4 all have built-in robes. A clever 3-way main bathroom will cater for both visitors and guests, completing a value packed, affordable offering that will appeal to the larger or growing family. Briefly: * Extensive family home on generous 910m² allotment * 5 spacious bedrooms and 4 separate living areas * Light filled formal lounge * Large open plan family/dining room * Traditional kitchen overlooking the family room * Kitchen offers bench space, double sink, breakfast bar, functional appliances and tiled splash backs * Massive games room with built-in bar split system air-conditioner * Adjacent rumpus room/bedroom 6 * Timber panel ceilings to the rumpus and games rooms * All 5 bedrooms of good proportion, all double bed capable * Bedroom 1 with split system air-conditioner and ensuite bathroom * Bedrooms 2, 3 & 4 with built-in robes * Oversized single drive-through carport with auto panel lift door * Central courtyard with vehicle access * Large double garage/workshop with lock up roller doors * 23 solar panels for reduced energy bills * Pergola/outdoor living area Local unzoned schools nearby include Brahma Lodge Primary, (just around the corner), Salisbury Primary, Madison Park Primary, Salisbury Park Primary and Keller Road Primary School. The zoned high school for this address is Salisbury High School. Quality private education can be found nearby at Thomas More College, Tyndale Christian School, St Augustines Parish School & Kings Baptist Grammar School. 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. Land Size: 910m² Floor Area: 454m² Frontage: 20.2m 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 326547