

11/5-11 Burton Road, Salisbury, SA 5108



House For Sale

Tuesday, 2 July 2024

11/5-11 Burton Road, Salisbury, SA 5108

Bedrooms: 3

Bathrooms: 1

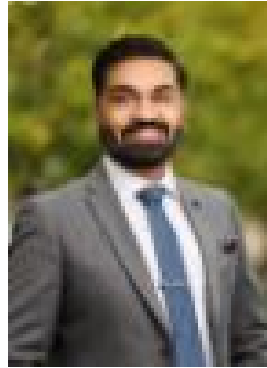
Parkings: 1

Area: 280 m2

Type: House



Jaya Prageeth



Brijesh Mishra
0430140905

Auction Saturday 20th July 2:15pm (USP)

Perfectly located in a peaceful no through road, set at the rear of a vibrant community group, this refreshing modern residence offers a secure low maintenance lifestyle with 3 spacious bedrooms, open plan casual living and a generous gabled outdoor entertaining pergola, all nestled on an appealing low maintenance, secure allotment. Quality tiled flooring and a crisp neutral colour scheme flow throughout the living areas. A sweeping open plan lounge/ dining offers a spacious area for everyday living, with a bright, modern kitchen overlooking. Cook as you chat with family & friends. Stainless steel appliances, timber grain cabinetry, generous pantry, double sink, tiled splashbacks and a raised breakfast bar combine to provide contemporary amenities. Step outside and enjoy alfresco entertaining under a high gabled pergola, sandstone paved with plenty of natural light and ample space for the kids to run play. The low maintenance allotment offers an easy-care lifestyle while a handy garden shed takes care of your outdoor storage. All 3 bedrooms are double bed capable, all with fresh quality carpets. The main bedroom provides a generous walk-in robe and direct access to a bright main bathroom. Bedroom 2 has a built-in robe. Security roller shutters to all main windows add security, comfort and peace of mind, while ducted evaporative and split system air conditioning create a comfortable interior environment. 10 solar panels will keep your energy bills low, while a single garage with secure roller door accommodates the family car. Extra parking is available for your guests or 2nd vehicle. An appealing and desirable 1st home, investment or downscale, be quick to inspect this exciting new release!

Briefly:

- * Quality constructed home in quiet community group
- * Peaceful location that the rear of the group
- * Low maintenance, easy care allotment
- * Tiled flooring and neutral decor throughout the living areas
- * Large combined lounge/dining with kitchen overlooking
- * Kitchen boasting stainless steel appliances, timber grain cabinetry, generous pantry, double sink, tiled splashbacks and a raised breakfast bar
- * 3 Double size bedrooms, all with fresh carpets
- * Main bedroom with walk-in robe & direct bathroom access
- * Bedroom 2 with built-in robe
- * 3 way bathroom with open vanity
- * Stylish paved outdoor living area with gabled pergola over
- * Single carport with secure automatic roller door
- * Visitor parking adjacent
- * Ducted evaporative air conditioning plus split system in living room
- * Walk to schools, shops and public transport
- * Instant gas hot water service
- * 10 solar panels for reduced energy costs
- * Garden shed
- * 2.4m ceilings

Perfectly located close to all desirable amenities. Walk to Hollywood Plaza Hollywood Plaza for a quality shopping experience or choose to shop at Parabanks Shopping Centre, including Hoyts Cinemas and the Salisbury Interchange, providing express public transport to the city. The Salisbury North Wetland 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 Little Para Golf Course, just around the corner. Local schools include Salisbury and Salisbury Downs Primary Schools, Riverdale Primary & Pre-School along with Brahma Lodge Primary, Thomas More College and Paralowie R-12 School. The zoned high school is Salisbury High. Inspection is highly recommended for both homebuyers and investors. For more information, contact Jaya Prageeth on 0430 397 878 or Brijesh Mishra on 0430 140 905. 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