

15 Gregory Street, Brahma Lodge, SA 5109



House For Sale

Tuesday, 2 July 2024

15 Gregory Street, Brahma Lodge, SA 5109

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 713 m2

Type: House

Auction Sat 20th July

Ray White Salisbury is proud to present 15 Gregory Street, Brahma Lodge. THE LOCATION Nestled in the heart of Brahma Lodge and boasting an enviable lifestyle, close to Brahma Lodge Oval and surrounded by educational institutions like Brahma Lodge Primary School, Kings Baptist Grammar, St Augustine's Parish School, and more, it offers exceptional schooling options. The proximity to UniSA Mawson Lakes, Golden Grove Village, Tea Tree Plaza, and Salisbury shopping precincts makes everyday convenience a reality. Access to major hospitals like Modbury, Lyell McEwin, and Central Districts adds to the area's appeal. THE RESIDENCE This stunning family home built in 2010 by Fairmont Homes, is situated on a generous 713sqm allotment with a wide 22-meter frontage, offering ample space for comfortable living. The immaculately presented residence features 4/5 bedrooms and 2 bathrooms, providing plenty of room for a growing family. The front yard is fenced for security, complemented by beautifully maintained gardens that enhance the home's contemporary design and street appeal. Car enthusiasts will appreciate the multiple off-street parking options, including a driveway secured behind the gate, a double garage with a back roller door for rear yard access, and an additional garage/workshop at the rear of the home with three-phase power. As you step inside, you'll be greeted by a neutral interior colour scheme and floor tiles that guide you throughout the home. Ducted reverse cycle air conditioning ensures year-round comfort. The open-plan living and meals area, combined with a well-equipped gourmet kitchen, features a large walk-in pantry, ample cabinetry space, state-of-the-art stainless steel appliances, a gas cooktop, and a canopy rangehood, all illuminated by downlights. The home boasts four generously sized bedrooms. Bedrooms 2 and 3 have built-in robes, while the master bedroom features a walk-in robe, an ensuite, and a charming bay window. There is also a second living space with the flexibility to serve as a home office or a fifth bedroom. The laundry and main bathroom are centrally located, offering ample storage space and functioning as an ensuite to the second bedroom. The outdoor area presents endless potential to create your dream family space, featuring a concreted verandah perfect for entertainment, plenty of lawn space for kids and pets to play, and established rose gardens and fruit trees. The large garden shed provides additional storage, and there are two rainwater tanks plumbed to the home, plus an additional rainwater tank perfect for gardening enthusiasts. FEATURES: • Built in 2010 • 22 Metre Frontage • Gated and Secure Fencing • Expansive 713sqm Allotment • Beautifully Maintained Gardens • Four Generously Sized Bedrooms • Multiple Off-Street Parking Options • Double Garage with Rear Yard Access • Verandah For Outdoor Entertainment • Ducted Reverse-cycle Air Conditioning • Open-plan Living, Meals and Kitchen Area • Large Garden Shed For Additional Storage • Spacious Lawn Area with Established Gardens • Second Living Space/Home Office/Fifth Bedroom • Additional Garage/Workshop with Three-Phase Power • Master Bedroom with Walk-in Robe, Ensuite and Bay Window • Gourmet Kitchen With Stainless Steel Appliances and Huge Walk-in Pantry Don't miss this opportunity to secure a versatile and beautifully maintained home in a sought-after location. Please contact James Aubert for all enquiries. Regarding price. The property is being offered to the market by way of Auction. We will supply recent sales data for the area which is available upon request via email or at the open inspection. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the contract of sale.