

**19 Bond Avenue, Burton, SA 5110**

**HARRIS**

**House For Sale**

Wednesday, 19 June 2024

19 Bond Avenue, Burton, SA 5110

**Bedrooms: 3**

**Bathrooms: 1**

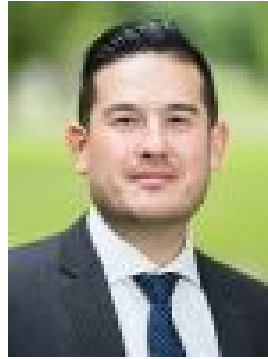
**Parkings: 1**

**Area: 570 m2**

**Type: House**



Peter Nikas  
0478886981



Benjamin Tan  
0433785796

**\$560k**

A classic home freshly optimised for zero-fuss family living, serenely nestled away from the bustle while still only seconds from all the leafy lifestyle that defines the ever-developing north-east - 18 Bond Avenue is the best of both worlds wrapped up in a truly impressive package. Upscaled for harmonious contemporary flow throughout, timber-look floors and a calm coastal palette sweep across a full-scale family floorplan, expansive front lounge soaking up north-eastern orientation for abundant natural light. Combining gas cooktop, full-length pantry, and abundant bench space to create a worthy workspace, the kitchen instantly establishes itself as your home hub, overlooking dedicated dining area for easy entertaining or homework supervision. Three generous bedrooms establish a footprint you can grow into, and not out of, all serviced by a family bathroom with corner shower, bathtub, ultra-wide vanity, and separate WC, ready to host every rush hour and evening ritual with ease. Sliding doors connect to a pergola set for weekend brunch alfresco, overlooking a rear yard that completes the 570sqm with plenty of space for cartwheel practice and backyard cricket tournaments, as well unhurried scope to develop into the outdoor epicentre of your dreams. Janine Drive Reserve, Springbank Boulevard Reserve, Burton Park Playground, and Kurna Park Wetlands envelope your new address with abundant options for downtime spent outdoors, while Springbank Plaza places numerous amenities within walking distance. Easy access to the Northern Expressway guarantees the CBD is only 30 minutes' drive away, or head north for weekends spent exploring the wineries and markets of the Barossa and Clare Valleys. Spread out and settle in. You'll never look back.

More to Love: • Solar panel system • Secure gated frontage • Single garage, carport, and additional off-street parking • Ducted reverse air conditioning, plus ceiling fan to main bedroom • Separate laundry with exterior access • Garden shed and chicken coop • Eclectic roller shutters to front windows • Built-in robes to bedrooms

Specifications: CT / 5691/126 Council / Salisbury Zoning / GN Built / 1985 Land / 570m<sup>2</sup> (approx) Frontage / 19m Council Rates / \$1,223.80 pa Emergency Services Levy / \$115 pa SA Water / \$153.70 pq Estimated rental assessment / \$490 - \$530 per week / Written rental assessment can be provided upon request

Nearby Schools / Burton P.S, Lake Windemere B-6 School, Paralowie School, Salisbury North P.S, Kurna Plains School

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409