

# 2/12 Dansie Crescent, Brahma Lodge, SA 5109

**HARRIS**

## House For Sale

Tuesday, 25 June 2024

2/12 Dansie Crescent, Brahma Lodge, SA 5109

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 220 m2**

**Type: House**



Andrew Farnworth  
0433963977



Matt Ashford  
0497449525

**\$369k-\$399k**

Presented by Andrew Farnworth and Harris Real Estate, 2/12 Dansie Crescent, Brahma Lodge is the epitome of modern living, offering style, comfort, and convenience. This delightful home is perfect for those seeking a blend of space and functionality, making it an ideal choice for first-time buyers, downsizers, or astute investors. Step inside to discover a large open-plan kitchen, meals, and family room that serves as the heart of the home. The sleek and stylish kitchen boasts an electric cooktop, oven, rangehood, double sink, built-in pantry, and plenty of cabinetry, ensuring the chef of the home is well-equipped. Comfort is guaranteed year-round with a split system air conditioner and ceiling fan maintaining the perfect temperature. The home features two well-appointed bedrooms, both with built-in robes to cater to your storage needs. These bedrooms share convenient access to the bathroom, while the laundry completes the interior layout, enhancing functionality and ease of living. Outside, the alfresco entertaining area overlooks a low-maintenance rear yard with a lush lawn, providing a perfect space for kids and pets to play. The garage with roller door entry offers secure off-road parking, adding to the home's practical appeal. Situated in a prime location, this property is just moments away from bus stops, schools, Saints & Parabanks Shopping Centres, train stations, and public parks, ensuring all essential services and amenities are within easy reach. The local corner shop with a post office open 7 days a week adds an extra layer of convenience. Despite being only 25 minutes from Adelaide CBD, the serene setting of Brahma Lodge offers a peaceful retreat from the hustle and bustle of city life. Sure to impress, 2/12 Dansie Crescent offers incredible value and a lifestyle of ease and enjoyment. Don't miss this opportunity to secure a fantastic home in a highly sought-after location. For more information or to schedule an inspection, contact Andrew Farnworth today!

Specifications: CT / 6051/335 Title / Community (\$177 per quarter covers common areas. Pets allowed) Council / Salisbury Zoning / SAC Built / 2010 Land / 220m<sup>2</sup> (approx) Frontage / 8.87m Council Rates / \$1300pa Emergency Services Levy / \$170pa SA Water / \$200pa Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Brahma Lodge P.S, Salisbury P.S, Madison Park School, Keller Road P.S, Gulfview Heights P.S, Salisbury H.S 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 | 330069