

**36 Nicholls Crescent, Burton, SA 5110**

**House For Sale**

Wednesday, 3 July 2024

36 Nicholls Crescent, Burton, SA 5110

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



Paul Whitney  
0433273034



Matt Crouch  
0435736133

**\$549k-\$599k**

Step into luxury living with this exquisite 3-bedroom, 1-bathroom home in the sought-after suburb of Burton. Built in 2001, this neat and tidy property boasts 3 living spaces, including a rumpus room, providing ample space for relaxation and entertainment. The heart of the home is the spacious L-shaped living, dining, and kitchen area. The modern kitchen is a chef's dream, featuring a gas cooktop and oven, double sink with pura-tap, walk-in pantry, and abundant bench and cupboard space for all your culinary needs. Retreat to the master bedroom with its built-in robe, offering ample storage space. The centrally located bathroom and separate toilet provide convenience for the whole family. Other features include:- Ducted and split system air conditioning.- Large verandah and backyard offer the perfect setting for outdoor gatherings- Laundry with direct backyard access.- Carport parking for 2 cars.- 2 large sheds. 36 Nicholls Crescent in Burton boasts a convenient location with an array of amenities close by. Just a short drive away, residents can enjoy shopping at the nearby Parabanks Shopping Centre, offering a variety of retail stores, dining options, and entertainment venues. For those who enjoy outdoor activities, the Burton Park Reserve is within walking distance, providing a perfect spot for picnics, sports, and leisurely strolls. Families will appreciate the proximity to local schools, including Burton Primary School and Burton Park Primary School, making it easy for children to access quality education. Additionally, the property is situated near public transportation options, making commuting a breeze for residents. With all these amenities at your doorstep, 36 Nicholls Crescent offers a convenient and comfortable lifestyle for its residents. Don't miss the opportunity to make this Burton gem your own. Contact us today – Paul Whitney on 0433 273 034 or Matt Crouch on 0435 736 133. We look forward to meeting you at our open home.

Specifications:CT / 5653/286Council / SalisburyZoning / GNBuilt / 2001Land / 570m2 (approx)Frontage / 19mCouncil Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / \$560 - \$620 per week / Written rental assessment can be provided upon requestNearby Schools / Burton P.S, Lake Windemere B-6 School, Paralowie School, Riverdale P.S, Kurna Plains SchoolDisclaimer: 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