

8/40 Francis Rd, Brahma Lodge, SA, 5109



House For Sale

Saturday, 10 August 2024

8/40 Francis Rd, Brahma Lodge, SA, 5109

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Grantley von Minden
0411198700

Welcome to this spacious 2-storey Sterling built home. You won't be disappointed

Built in 2016, this home will appeal to first home buyers, families with children and investors. As you walk through the front door, you are welcomed home by the warmth and ambience of the open plan living/dining/kitchen filled with natural light. The kitchen is generous in size with its own pantry, as well as extra cupboard and bench spaces with modern appliances galore. To the left of the front door, are stairs leading to the first floor with three generous size bedrooms all with ample hanging space.

The three-way bathroom, ensuite and third toilet are modern and sizable. There is even room for a study nook at the top of the stair landing!

Secured single garage with remote control and a driveway to fit your second car.

The lawn area in the rear is low maintenance for easy living. Get your creative ideas flowing to create an outdoor oasis and make it your own retreat!

What you will love: Storage room off entry hallway to pack away household cleaning appliances

Open plan design incorporating kitchen, dining and living area. The Kitchen features dishwasher, gas cook-top, electric oven, overhead storage and breakfast bar.

There is a study nook upstairs, making use of the large void in the stair landing.

The bedrooms are of generous size with the large master bedroom boasting an ensuite and walk in robe and can accommodate a larger bed. Bedrooms 2 and 3 features built-in robes.

There is a three-way bathroom, which services the remaining bedrooms.

The back yard has a lawn area keeping the home low maintenance for easy living.

What we love about this property

☑ Ducted reverse cycle air conditioning

☑ instant gas hot water system

☑ Single garage with drive through access to the rear yard including additional car space in the driveway

☑ Set on private street off Francis Road providing easy access to Public Transport, a variety of Public and Private Schools.

☑ A short distance away from the main Salisbury hub where you can find a variety of amenities at Parabanks including Coles, Woolworths, Post Office, Financial Institutions, Cafes and Restaurants as well as Parks and Reserves, Gyms and Walking trails, Library and more.

Property details

☑ Community Title Self-managed by owners

☑ Certificate of title details Volume 6178 Folio 615

☑ Council City of Salisbury Council rates - \$TBA

☑ SA Water rates \$TBA

☑ ESL \$ TBA

☑ Community title insurance Levy \$TBA

Grantley von Minden RLA 118387 Property Link SA RLA 164792

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