

**18A Claxton Way, Burton, SA, 5110**



**House For Sale**

Wednesday, 13 November 2024

18A Claxton Way, Burton, SA, 5110

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Grantley von Minden  
0411198700

**Pioneer Built home 4 B/rs, Ensuite and WIR, 2 Living Areas close to everything.**

**FABULOUS LOCATION IN THIS POPULAR PART OF BURTON!**

Features 4 bedrooms master with ensuite and walk in robe, plus built in robes to other bedrooms plus a 2 way Bathroom. There is a separate large lounge room with reverse cycle split system air conditioning, a separate spacious kitchen with dishwasher and under bench oven plus gas bench hot plates.

The family room is of good size and features a reverse cycle air conditioner and has direct access to the rear paved verandah area and gardens through the sliding door.

The home offers secure Parking with a LOCK UP GARAGE UNDER MAIN ROOF with FRONT and REAR ROLLER DOORS plus parking via the front driveway. Other features include FRONT AWNINGS, 2 toolsheds, neutral décor throughout.

Close To Burton shopping centre , Vietnamese House Restaurant, transport to Salisbury central and interchange, plus close proximity to Port Wakefield Road.

The property is currently tenanted until 17 August 2025 at \$525.00 per week.

Viewing highly recommended further details phone Grantley von Minden RLA 118387 on 0411 198 700

**Property Details:**

C/T Volume 5869 Folio 359

Council City of Salisbury Rates \$373.00 per quarter approximately

Land size 465 m<sup>2</sup>

SA Water \$395.00 per quarter approximately

ESL \$155.00 per annum approximately

Inspection by appointment phone Grantley von Minden 0411 198 700

Grantley von Minden RLA 118387 Property Link SA RLA 164792

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Rates fees and notices are accurate and approximate any Interested parties should make their own inquiries and obtain their own legal advice.

All fees and charges will be available in the Form 1 which will be prepared by the vendors conveyancer.