

36 Wattlebird Drive, Burton, SA, 5110



House For Sale

Thursday, 28 November 2024

36 Wattlebird Drive, Burton, SA, 5110

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Justin Irving

0412289674

Low Maintenance Family Living

Ray White Salisbury presents 36 Wattlebird Drive, Burton.

THE LOCATION:

Situated in the heart of Burton, this home offers an ideal blend of convenience and suburban tranquility. Families will appreciate the proximity to Springbank Boulevard Reserve and Playground, as well as shopping and dining options at nearby Springbank Plaza. Education needs are well catered for, with Burton Primary School and Goodstart Early Learning Burton just a short walk away. The property is also close to major facilities like the Edinburgh Defence Precinct and Lyell McEwin Hospital. Public transport is easily accessible, with a bus stop at the end of the street, and the Northern Connector ensures a quick commute to Adelaide's CBD.

THE RESIDENCE:

Built in 2008, this executive family home is designed for comfort, security, and style. The neatly manicured front garden complements the home's modern facade, which is enhanced by solar panels, roller shutters, security cameras, and an alarm system. The property includes a secure garage and driveway, offering ample off-street parking.

Inside, the residence seamlessly combines tiled and carpeted flooring for practicality and comfort. Throughout the home, ducted evaporative cooling, ducted gas heating and ceiling fans ensure year-round climate control, enhancing the home's comfort. A separate front living area with a ceiling fan provides a versatile space for relaxation or entertaining guests, while the open-plan living and dining space is perfect for family gatherings. The modern kitchen features stainless steel appliances, including a double dish drawer, gas cooktop, oven, and rangehood, as well as a large fridge provision and a walk-in pantry.

The property offers three bedrooms, with the master suite boasting a bay window, ceiling fan, walk-in robe, and ensuite. Bedroom two includes a built-in robe, and the main bathroom is designed with a separate powder room and toilet for convenience. The laundry offers direct access to the rear yard.

Outdoors, the property features a well-maintained garden with lush lawns, tidy garden beds, and a functional garden shed, making it an ideal space for both relaxation and entertaining.

FEATURES:

- Solar Panels
- Built in 2008
- Open-Plan Living
- Secure Car Garage and Off-Street Parking
- Separate Front Living Area With a Ceiling Fan
- Ducted Evaporative Cooling and Ducted Gas Heating Throughout
- Roller Shutters and Security Cameras and Alarm for Added Safety
- Landscaped Rear Yard With Lawn, Garden Beds, and Garden Shed
- Modern Kitchen with Stainless Steel Appliances and Walk-In Pantry
- Master Suite with Bay Window, Ceiling Fan, Walk-In Robe, and Ensuite

Don't miss this golden opportunity in the sought-after suburb of Burton. All enquiries are welcome.

Regarding price: The property is being offered by Auction. Recent sales data for the area is available upon request via email or at the open inspection.

Disclaimer: Every care has been taken to verify the accuracy of the details used in this advertisement. However, no warranty or representation is given, and neither the owners nor their agent can accept responsibility for errors or omissions. Prospective purchasers are advised to conduct their own investigation.

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