

# 5B Lesley Court, Salisbury East, SA, 5109

## House For Sale

Thursday, 24 October 2024

5B Lesley Court, Salisbury East, SA, 5109

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: House

## **BRAND NEW 2024 Built - 4 Bedroom home 1st Homeowners grant available!**

Team Lloyd and Harris North are proud to present 5B Lesley Court, Salisbury East to the market - A brand-new build designed to cater to modern living and offer endless potential for homeowners and investors alike. Whether you're a first home buyer ready to make the most of the available government grant or an investor looking for a property with versatility, this home is designed to meet your needs. With the added bonus of being set up as a potential boarding home, it provides an attractive opportunity for generating extra income.

The heart of the home is a bright and spacious open-plan living area that seamlessly combines the meals and living zones, creating a welcoming space for relaxation and entertaining. The electric kitchen is well-appointed with stainless steel appliances and a large breakfast bar, providing ample space for casual dining, also designed with provision for a dishwasher, making daily living a breeze.

Retreat to the master bedroom, where you'll find a walk-in robe and an ensuite, offering a private sanctuary. The second and third bedrooms are equally impressive, each with built-in robes and their own ensuites, ensuring ultimate convenience and comfort for family or guests. The fourth bedroom offers flexibility, easily transforming into a home office or study space.

In addition to the ensuite bathrooms, the home features a central main bathroom and a separate laundry room, adding to the practicality of the layout. The double garage with automatic roller doors and internal access enhances the convenience of the property, while outside, the low-maintenance yards and inviting patio area provide a space to enjoy the outdoors with ease.

Set in a peaceful cul-de-sac, this property offers a sense of privacy and tranquillity, all while being just a short stroll away from Saints Shopping Centre, medical facilities, schools, and public transport. With vacant possession available at settlement, this home is move-in ready and waiting for you! Call Mark Lloyd on 0414 687 754 or Marie Fabian on 0421 205 578 to register your interest today!

### Specifications:

CT / 6289/790

Council / Salisbury

Zoning / GN

Land / 394m<sup>2</sup> (approx)

Frontage / 8.16m

Council Rates / \$1,366.35pa

Emergency Services Levy / \$112.25pa

SA Water / \$165.55pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Madison Park School, Brahma Lodge P.S, Salisbury Park P.S, Salisbury P.S, Salisbury East 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