



Brahma Lodge, 11/12 Dansie Crescent

Easy Living with Modern Comforts

Auction Location: On Site

Nestled in a quiet and family-friendly pocket of the north, this low-maintenance 3-bedroom, 1-bathroom home provides the perfect balance of comfort and modern convenience. It's an excellent opportunity for first home buyers or investors looking to grow their portfolio.

The well-thought-out floor plan places the spacious master bedroom at the front of the home, featuring built-in robes and convenient access to the bright 2-way bathroom with a separate shower and bath. Two additional good-sized bedrooms, both equipped with ceiling fans, provide plenty of comfort for family or guests.

Step inside to discover light-filled open-plan living, where the kitchen, dining, and living areas combine seamlessly for effortless entertaining. A glass sliding door extends the living space to an inviting alfresco area, perfect for enjoying meals outside or relaxing with



For Sale
UNDER CONTRACT BY ANDREW ROSE

View
ljhooker.com.au/66AMFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Craigmore | Elizabeth | Salisbury
(08) 8255 9555

family and friends.

Key Features:

- Open-plan kitchen, dining, and living area
- Lovely alfresco space for outdoor entertaining
- Master bedroom with tall windows, ceiling fan, and built-in robes
- Walking distance to local schools, parks, and childcare
- Convenient access to public transport for easy commuting to Adelaide CBD
- Only minutes from Parabanks Shopping Centre for everyday essentials
- Community Title

Specifications:

CT / 6051/344

Title / Community Title

Council / Salisbury

Built / 2009 approx.

Land / 266sqm approx.

Easements / Refer Title

Estimated rental assessment / TBA

Community Fees / \$180 per Quarter

Surrounded by modern homes and just a short stroll to Edge Early Learning and Brahma Lodge Primary School, this home offers a stress-free start to your day. Plus, with a variety of parks, playgrounds, and reserves nearby, there's no shortage of green spaces to enjoy. A quick 4-minute drive will take you to Parabanks Shopping Centre, ensuring all your shopping essentials are just moments away.

Experience low-maintenance, modern living with everything you need right at your fingertips!

Auction on Site: 11/12 Dansie Crescent, Brahma Lodge

Auction is the 9th day of November 2024, at 10:00 am on site.

Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmores Shopping Village, Craigmores LJ Hooker Craigmores | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355



**LJ Hooker Craigmores | Elizabeth |
Salisbury
(08) 8255 9555**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

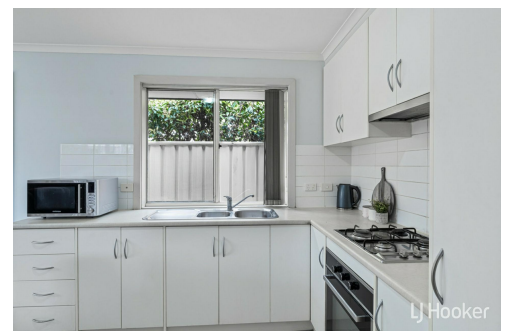
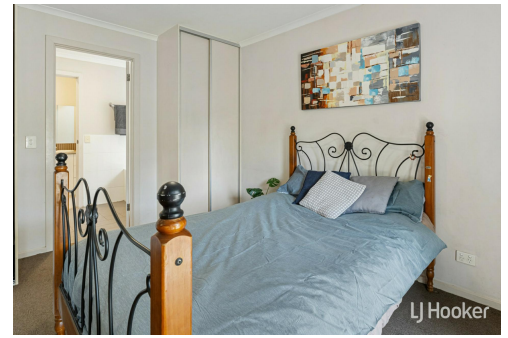
Property ID	66AMFDC
Property Type	House

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

LJ Hooker Craigmores | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmores Village, Yorktown Road, CRAIGMORE SA 5114
craigmoreselizabeth.ljhooker.com.au | Office@ljhces.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Craigmores | Elizabeth |
Salisbury
(08) 8255 9555**



11/12 Dansie Cres, Brahma Lodge

DISCLAIMER: Floorplan and area calculations are approximate and for illustration purposes only.
 Produced by **Enable Media**

Interior	88m ²		126m ² TOTAL
Exterior	18m ²		
Garage	20m ²		