

189 Kings Road, Salisbury Downs, SA, 5108



House For Sale

Wednesday, 13 November 2024

189 Kings Road, Salisbury Downs, SA, 5108

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Adam Janda
0882811000



Michael Janda
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PRIME LIVING IN SALISBURY DOWNS

****AUCTION ON-SITE - NOVEMBER 30TH 2024 AT 1:00PM - PRICE GUIDE \$620,000****

Welcome to 189 Kings Road, Salisbury Downs - a charming three-bedroom, two-bathroom home situated on a generous 650sqm (Approx) allotment in the rising suburb of Salisbury Downs. This immaculate home offers an ideal blend of space, comfort, and practicality, making it a perfect choice for first-home buyers and investors alike.

Stepping inside, guests will discover the well-sized living area that invites relaxation and connection. Three bedrooms are on offer, with the master bedroom boasting a walk-in robe as well as an updated ensuite for your convenience. Bedrooms 2 and 3 benefit from built-in robes, with floating floorboards in all three bedrooms. The main bathroom has also been tastefully renovated making it ready to use right away. The heart of the home is the kitchen that overlooks the meals area, with plenty of storage that is suitable for the home chef. Heating and cooling is accommodated by ducted reverse cycle air conditioning, with several ceiling fans throughout the home.

Externally, this property continues to impress with an enclosed, pitched-roof entertaining area - perfect for year-round gatherings with friends and family. Ceiling fans in this space accommodate for the warmer weather in the summer months. Vehicle storage and accessibility are well-catered for, with a double-length carport secured by an electric roller door, and a spacious double car shed positioned at the rear of the property. Additional off-street parking is available at the front of the home, with an electric gate securing the home, adding additional privacy & security. This home offers everything needed for comfortable living and entertaining.

What we love about this home:

- Expansive outdoor setting, perfect for the entertainers.
- Updated main bathroom and ensuite.
- Electric front fence, adding additional security.
- Prime location being near all local amenities and facilities.

This location is extremely sought after for its close proximity to a range of amenities, including Hollywood Plaza Shopping Centre, which offers a variety of retail shops, supermarkets, dining options, and essential services. For families with children, Salisbury Downs Primary School and Thomas More College are nearby, providing quality educational options. Additionally, the location offers easy access to public transport and recreational facilities such as local parks, ensuring a comfortable and practical lifestyle.

Get in quick as opportunities like this DO NOT LAST.

Land // 650sqm (Approx)

Frontage // 21.4m (Approx)

Year Built // 1980

Council Area // City of Salisbury

Council Rates // \$1366.35 per annum

Water Rates // \$165.55 per quarter

Zoning // General Neighbourhood (GN)

If this property is to be sold via Auction, we recommend you review the Vendors Statement (Form 1) and Contract of Sale which can be inspected at the First National Salisbury Office (2/10 Commercial Road, Salisbury SA 5108) for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

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supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.